

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF SEMINOLE COUNTY, FLORIDA, PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; AMENDING THE TEXT AND EXHIBITS BASED ON “SEMINOLE COUNTY EVALUATION AND APPRAISAL REPORT 2022” FOR 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 OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN, PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County, Florida (herein referred to as the “Board”) has consistently demonstrated its commitment to comprehensive planning as witnessed by initiation of a comprehensive planning program in the 1970s, well in advance of any statewide legislation relating to comprehensive planning by local governments in the State of Florida, and as witnessed by enactment of the “Seminole County Comprehensive Planning Act of 1974” by the Florida Legislature as set forth in Chapter 74-612, Laws of Florida, and as otherwise demonstrated by this Ordinance;

WHEREAS, the Florida Legislature enacted the “Local Government Comprehensive Planning Act of 1975” as set forth in Chapter 75-257, Laws of Florida; and

WHEREAS, the Board adopted the County’s first comprehensive plan in 1977 by Seminole County Ordinance Number 77-25, consistent with the “Local Government Comprehensive Planning Act of 1975”; and

WHEREAS, the Florida Legislature enacted the “Local Government Comprehensive Planning and Land Development Regulation Act of 1985”, which, in addition to subsequent amendment thereto, is codified in Part II, Chapter 163, Florida Statutes;

WHEREAS, the Board enacted Seminole County Ordinance 87-14, adopting the “Seminole County Comprehensive Plan: 1987 Interim Update”, pursuant to the “Seminole County Comprehensive Planning Act of 1974”, and Part II, Chapter 163, Florida Statutes; and

WHEREAS, the Board enacted Seminole County Ordinance 91-13, adopting the “1991 Seminole County Comprehensive Plan”, pursuant to Part II, Chapter 163, Florida Statutes; and

WHEREAS, the Board enacted Seminole County Ordinance Number 2001-21 , adopting the “Vision 2020 Seminole County Comprehensive Plan”, which has been subsequently amended in accordance with State law; and

WHEREAS, the Board enacted Seminole County Ordinance Number 2008-44, changing the title of the Seminole County Comprehensive Plan from the “Vision 2020 Seminole County Comprehensive Plan” to the “Seminole County Comprehensive Plan” which has been

subsequently amended in accordance with State Law; and

WHEREAS, results from the “Envision Seminole 2045” public visioning process which were approved and incorporated in the “Seminole County Evaluation and Appraisal Report 2022” on November 15, 2022; and

WHEREAS, the Board wishes to amend the “Seminole County Comprehensive Plan” (referred to herein as the “Plan”) to comply with the findings and recommendations of the “Seminole County Evaluation and Appraisal Report 2022”, pursuant to Part II, Section 163.3191; and

WHEREAS, the Board wishes to amend the Future Land Use Element and all Future Land Use Element Exhibits by Repeal and Replace; and

WHEREAS, the County held a community workshop as witnessed in the “Evaluation and Appraisal Report-Based Amendments Report to the Seminole County Comprehensive Plan”; and

WHEREAS, the Board has followed the procedures set forth in Chapter 163, Part II, Sections 163.3184, 163.3187, and 163.3191, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to Evaluation and Appraisal Report Plan Amendments; and

WHEREAS, the Board has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Land Planning Agency held a public hearing on December 6, 2023, with all required public notice for the purpose of receiving public input and providing recommendations to the Board of County Commissioners with regard to the Plan amendments set forth herein; and

WHEREAS, the Board held a public hearing on December 12, 2023, with all required public notice for the purposes of hearing and considering the recommendations and comments of the general public, the Seminole Land Planning Agency, other public agencies, and other jurisdictions prior to transmitted of the Plan amendments set forth herein to the State Land Planning Agency; and

WHEREAS, the Board held a public hearing on _____, 2024, with all required public notice for purposes of hearing and considering the recommendation and comments of the general public, the State Land Planning Agency through the Objections, Recommendations and Comments (ORC) Report, other public agencies, and other jurisdictions prior to adoption and final action of the Plan Amendments set forth herein; and

WHEREAS, the Board hereby finds that the Plan, as amended

by this Ordinance, is internally consistent with and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, Chapter 187, Florida Statutes, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, all required State agencies have reviewed the Plan amendments set forth herein, and the Board has considered the Objectives, Recommendations and Comments Report prepared by the Florida Commerce; and

WHEREAS, the Seminole County Home Rule Charter requires preparation of an Economic Impact Statement that addresses the potential fiscal impacts and economic costs of each text amendment enacted by this Ordinance upon the public and taxpayers of Seminole County, and the County has prepared such Economic Impact Statement which was made available for public review and copying prior to the enactment of this Ordinance in accordance with the provisions of the Seminole County Home Rule Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. Amendment to County Comprehensive Plan Text:

The text of the Plan is hereby amended as set forth in Exhibit "A" and Exhibit "B" (attached to this Ordinance and incorporated by this reference) as described in the following table. Words that are stricken are deletions; words that are underlined are additions; sections or exhibits that are deleted in their entirety and replaced are so noted.

Ord. Exhibit	Amendment Number	Amended Elements with Exhibits	LPA Hearing Date	Board Hearing Dates
A	2023.TXT.02	Future Land Use by Repeal and Replace	12-6-23	12-12-23 __-__-24
B	2023.TXT.03	Capital Improvements, Conservation, Drainage, Housing, Implementation, Intergovernmental Coordination, Introduction, Potable	12-6-23	12-12-23 __-__-24

		Water, Preface, Property Rights, Public School Facilities, Recreation and Open Space, Sanitary Sewer, Solid Waste, and Transportation		
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Section 3. Severability:

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this ordinance are declared severable.

Section 4. Exclusion from County Code/Codification:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier will have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to the Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, to reflect these amendments.

Section 5. Effective Date:

(a) In accordance with Sections 125.66 and 163.3184 of Florida Statutes, a certified copy of this Ordinance will be provided to the Florida Department of State and the State Land Planning Agency, respectively.

(b) The effective date of this plan amendment, if the amendment is not challenged in a timely manner, shall be the date the Florida Commerce posts a notice of intent determining that this amendment is in compliance. If the amendment is challenged in a timely manner, or if the State Land Planning Agency issues of notice of intent determining that the amendment is not in compliance, this amendment shall become effective on the date that the State Land Planning Agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued

or commence before it has become effective. If a final order of noncompliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution will be sent to the State Land Planning Agency.

ENACTED this ____ day of _____, 2024

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, Chairman

EXHIBIT A

Future Land Use Element with Exhibits Amendment 2023-FLU-TXT.02

(See Following Page)



Comprehensive Plan Update

Future Land Use Element

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FUTURE LAND USE ELEMENT INTRODUCTION

The Future Land Use chapter or “element” of a comprehensive plan is required by Section 163.3177, Florida Statutes to contain, at a minimum, the following:

- A** A future land use plan “designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.”
- B** Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series, which shall be the graphic depiction of the Goals, Objectives and Policies that explain how the land uses are managed. The policies also provide the basis for land development regulations, including the Land Development Code.

BASIS FOR UPDATES OF THE FUTURE LAND USE ELEMENT

Seminole County may periodically update or amend the Future Land Use Map, Future Land Use Element text (including the Goal, Objectives and Policies) or both. Among the justifications for updating or amending this part of the Comprehensive Plan are:

- **Amendments to respond to the findings of an Evaluation and Appraisal**
 - Chapter 163, Part II of Florida Statutes requires all local governments to evaluate their comprehensive plans every seven years.
- **Changes in State Law**
 - New or amended legislation by the State of Florida may necessitate changes in the Future Land Use element.
- **Changes in Local Conditions**
 - Major regional facilities (such as the SunRail commuter train); participation in regional planning efforts (such as the Central Florida Regional Growth Vision “How Shall We Grow?”) and the Envision Seminole 2045 Plan may require Future Land Use element updates.
 - Expansion of existing regional or local facilities and employment centers may require Future Land Use element updates.
 - Changes in the local or regional economic and market conditions; identification of declining or blighted areas and plans to revitalize them; or identification of historic, environmentally or archaeologically significant areas may require Future Land Use element updates.
 - Small Area Plans written in response to locally identified needs; amendments to the Home Rule Charter; state or federal regulations, laws and special area designations; and neighborhood preservation efforts requested by associations located near changing areas may require Future Land Use element updates.

- Achieving Consistency with Joint Planning Agreements between Seminole County and its municipalities
- **Requests and Applications from Private Property Owners**
 - Existing or allowable uses may no longer be feasible due to construction of public facilities, or changes in development patterns may require Future Land Use element updates.
 - Changes in market conditions that render a property unusable for the current designation may require Future Land Use element updates.

The Future Land Use Element must be coordinated with the comprehensive plans of cities within the County, with the comprehensive plans of adjacent counties, and the plans of the Seminole County School Board. The Element must also be consistent with the East Central Florida Strategic Regional Policy 2060 Plan, and Central Florida Regional Growth Vision.

The comprehensive plan of a community is intended to serve as a guide for capital improvements programming, and the basis for land development regulations. If the comprehensive plan is based on obsolete information or does not reflect current conditions, the plan cannot serve its intended functions.



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GOAL 1: MANAGE GROWTH AND CONSERVATION

To manage growth and conservation through the County's Future Land Use Plan within the context of the 2008 Central Florida Regional Growth Vision and Envision Seminole 2045 to achieve an appropriate balance between public and private interests in achieving both Plans' Goals, Objectives and Policies.

OBJECTIVE FLU 1.1 PROVIDE FOR ORDERLY MANAGEMENT OF GROWTH AND CONSERVATION

The Future Land Use chapter or "element" of a comprehensive plan is required by Section 163.3177, Florida Statutes and governs the general distribution and character of land uses throughout the unincorporated areas of Seminole County as well as guiding coordination with other jurisdictions. It shall be evaluated and updated periodically, not less than every seven (7) years, to maintain consistency with Florida Statutes.

OBJECTIVE FLU 1.2 CONSISTENCY WITH COMMUNITY VISION

The County shall implement the Comprehensive Plan consistent with forward-looking plans developed with the input of its residents and stakeholders and in coordination with regional partners.

Policy FLU 1.2.1 Consistency with Envision Seminole 2045

In 2022 the County conducted a visioning effort to understand residents' vision for growth through the year 2045 resulting in the Envision Seminole 2045 plan.

The County shall actively pursue the goals of Envision Seminole 2045 and incorporate the strategies of the plan into policies and objectives. Envision Seminole 2045 creates a vision for the future of Seminole County that meets the needs and desires of current and future residents. The goals of the plan were developed through citizen and stakeholder engagement, and include the following:

- A** Protect Wildlife: incorporated into *FLU Goal 2 Wildlife, Natural Resources, and Sustainability*.
- B** Maintain Rural Places: incorporated into *FLU Goal 3 Maintain Rural Places*.
- C** Grow Walkable Communities: incorporated into *FLU Goal 4 Grow Walkable, Active Places*.
- D** Get Active: incorporated into *FLU Goal 2 Wildlife, Natural Resources, and Sustainability* and *FLU Goal 4 Grow Walkable, Active Places*.
- E** Be Green: incorporated into *FLU Goal 2 Wildlife, Natural Resources, and Sustainability* and *FLU Goal 4 Grow Walkable, Active Places*.

The Vision Goals from Envision 2045 have informed the Future Land Use Element of the Comprehensive Plan, incorporating community values and priorities into each FLU Goal.

Policy FLU 1.2.2 Support of The Central Florida Regional Growth Vision

This plan for managing the growth of Seminole County will be made in conjunction with the East Central Florida Planning Council's Regional Growth Vision Plan. The plan will continue to guide decision making within the County, encouraging growth within urban areas, and conserving the area's natural resources and the character of its rural communities.



OBJECTIVE FLU 1.3 FUTURE LAND USE MAP FOUNDATION: GROWTH MANAGEMENT POLICIES

The Future Land Use Map series embodies strategies designed to build long term community value, discourage urban sprawl, and ensure that public facilities and services are provided in the most cost-effective and efficient manner.

Policy FLU 1.3.1 Adopted Future Land Use Map Series and Official Future Land Map

The County has adopted a Future Land Use Map Series, as depicted in the following exhibits: *Exhibit FLU: FLU Series - Areas of Archaeological Potential; Cones of Influence; County Potable Water Service Areas and Treatment Plants; Environmentally Sensitive Lands Overlay; Flood Plains, Future Land Use Map; Future Land Use Acreage; Preservation/Managed Lands; General Soils; Greenways, Blueways, and Major Trails; Aquifer Recharge Areas; Wetlands and Resource Protection Areas.* All other Exhibits included in the Future Land Use Element (FLU) are adopted as a part of the FLU element. The purpose of this map series is to provide geographic information about important land use features of Seminole County that are considered during the process of evaluating either a proposed future land use designation change, or a development order. This map series is also adopted to comply with the requirements of Section 163.3177, Florida Statutes.

As noted in the section of the Implementation Element entitled "Future Land Use Map Maintenance", the graphic entitled "Seminole County Future Land Use Pattern 2027" contained in the Future Land Use Element depicts the distribution of the Future Land Use pattern at a scale of 1"= 1 mile, but it is not a parcel-based graphic and the boundaries of the land use designations, as shown in the graphic, are not parcel-based. Therefore, the graphic entitled "Seminole County Future Land Use Pattern 2027" is not the official Future Land Use Map of Seminole County and should not be used for purposes of determining or predicting whether a particular development may be allowable on a particular parcel of land. The graphic entitled "Seminole County Future Land Use Pattern 2027" is included in the Future Land Use Element to accomplish the following: provide a reader with the long term vision of the land use pattern of Seminole County; provide information about the planning horizon of the Comprehensive Plan; and, meet the statutory requirements to include, within the adopted map series, the proposed distribution of future land uses.

The Official Future Land Use Map is maintained in digital format in order to provide information on a parcel basis and is accessed through the County webpage at the following address:

<http://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6>.

Although the Official Future Land Use Map is provided on a parcel basis, information on the boundaries of individual parcels is not warranted to reflect all replatting, private property exchanges or other actions taken



that may change the boundaries of parcels. In addition, although Future Land Use designations are drawn with the use of parcel boundaries where possible, there will be occasions where the boundary of a Future Land Use designation and a parcel do not coincide. In such instances, goals, objectives and policies of the Seminole County Comprehensive Plan and the adopted map series (including features such as environmentally sensitive lands) will be used to guide decisions about which Future Land Use designation applies to portions of a parcel.

Information about the future land use of a parcel is also available from the Development Services Department during normal business hours or by emailing the Development Services Department at PlanDesk@seminolecountyfl.gov.

The digitized map is amended by ordinance as needed. The ordinance number of the most recently adopted amendment is noted on the Seminole County Comprehensive Plan webpage near the hotlink to the Official Future Land Use Map. The address of the Seminole County Comprehensive Plan webpage is:

<http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan>.

Policy FLU 1.3.2 Detailed Information Regarding Planned Development Sites on the Official Future Land Use Map

The development details of density and/or intensity of sites designated as "Planned Development" future land use from 2007 to the present is accessible via the webpage for the County's Planned Development (PD) Land Use Table. The table can be found at the following address on the Seminole County Comprehensive Planning website:

<http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/pd-land-use.stml>.

The table identifies each PD development by name and generalized density/intensity information, and also links to the ordinance of adoption. The ordinance of adoption material provides additional detail about each PD, including any special conditions.

A specific digital map layer linked to the PD table is found at the following address:

<https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=0b9c7108874c40d6b54137133a07c86a>
<http://seminolegis.maps.arcgis.com/webappviewer/index.html?id=c2922b6fbd154695ab1cfe81a4d1ed38>.

The information is also available from the Seminole County Planning and Development Division during regular business hours or by contacting PlanDesk@seminolecountyfl.gov.



Policy FLU 1.3.3 Future Land Use Districts

This Plan establishes standards for the Future Land Use Districts and Overlays depicted in the Future Land Use Maps. The Districts and Overlays can be found within this document as follows:

- A** Objective FLU 2.4 Environmental Land Uses and Overlays
 - 1 Policy FLU 2.4.1 Environmentally Sensitive Lands Overlay
 - 2 Policy FLU 2.4.2 Preservation/Managed Lands
- B** Objective FLU 3.5 Rural Land Use Categories
 - 1 Policy FLU 3.5.1 Rural-3
 - 2 Policy FLU 3.5.2 Rural-5
 - 3 Policy FLU 3.5.3 Rural-10
 - 4 Policy FLU 3.5.4 Suburban Estates
- C** Objective FLU 4.2 Provide Performance Standards for Redevelopment and Infill Development in Focus Areas to Support Multimodal Mobility and Prevent Urban Sprawl
 - 1 Policy FLU 4.2.1 Missing Middle Development
 - 2 Policy FLU 4.2.2 Mixed-Use (MXD) Land Use Designation
 - 3 Policy FLU 4.2.3 Urban Centers and Corridors Overlay
- D** Objective FLU 4.4 Planned Developments
- E** Objective FLU 4.5 Higher Intensity Planned Development (HIP)
 - 1 Policy FLU 4.5.2 Higher Intensity Planned Development – Airport (HIP-Airport) Permitted Uses and Locational Standards
 - 2 Policy FLU 4.5.2 North I-4 Corridor Higher Intensity Planned Development – Target Industry (HIP-TI) Permitted Uses and Locational Standards
 - 3 Policy FLU 4.5.5 Higher Intensity planned Development (HIP) - Core and Transitional Areas Permitted Uses and Locational Standards
- F** Objective FLU 4.6 Specific Area Plans for Infill and Redevelopment
 - 1 Policy FLU 4.6.1 Oxford Place Future Land Use Overlay District
 - 2 Orlando Sanford International Airport
- G** Objective FLU 5.2 Residential Land Use Categories
 - 1 Policy FLU 5.2.1 Low Density Residential
 - 2 Policy FLU 5.2.2 Medium Density Residential
 - 3 Policy FLU 5.2.3 High Density Residential
- H** Objective FLU 5.3 Non-Residential Uses
 - 1 Policy FLU 5.3.1 Office
 - 2 Policy FLU 5.3.2 Public, Quasi Public
 - 3 Policy FLU 5.3.3 Commercial
 - 4 Policy FLU 5.3.4 Industrial
 - 5 Policy FLU 5.3.5 Recreation
 - 6 Policy FLU 5.4.11 Mixed Development in Commercial

**OBJECTIVE FLU 1.4 COMMUNITIES FOR ALL AGES, INCOMES, AND ABILITIES**

The County seeks to ensure a livable community for people of all ages, incomes, and abilities. The County will guide development that creates walkable places near transit centers, protects and enhances neighborhoods, increases affordability, and offers a variety of housing and transportation options.

Policy FLU 1.4.1 AFFORDABLE AND WORKFORCE HOUSING

The County shall continue to implement and enforce innovative land development techniques and programs to promote safe and code-compliant housing for existing and future residents by supporting the provision of housing attainable by the County's workforce and lower income residents and ensuring the continued viability of affordable housing. The programs and Land Development Code provisions undertaken to implement this Policy are intended to support the Central Florida Regional Growth Vision principle of creating a range of attainable housing opportunities and choices. In addition, the intent of this Policy is to continue to integrate the findings of the Seminole County Workforce Housing Task Force and recommendations of the Affordable Housing Advisory Committee (as such recommendations are issued from time to time, in compliance with State Law) into the County Plan. A further intent of this Policy is to encourage a range of housing types; and housing for a range of household incomes in proximity to SunRail stations, work opportunities, redeveloping areas, urban centers, and major urban transit corridors. Affordability is addressed in other areas of this Element including but not limited to Objective FLU 28 Affordable and Workforce Housing.

Policy FLU 1.4.2 Affordable Housing Trust Fund

The County shall continue to maintain its State-funded Affordable Housing Trust Fund to purchase and subsidize the cost of land, impact fees, supporting infrastructure, and other housing delivery costs as a means of encouraging non-profit developers to build and otherwise provide housing for very low and low income households.

Policy FLU 1.4.3 Crime Prevention Through Environmental Design

The County shall utilize the principles of Crime Prevention Through Environmental Design (CPTED) through the development review process, including site plans and subdivisions, as deemed necessary and appropriate.

OBJECTIVE FLU 1.5 ORDERLY MANAGEMENT OF GROWTH

The County shall maintain consistent standards and policies and ensure orderly management of growth.

Policy FLU 1.5.1 Floor Area Ratios

The County shall continue to use floor area ratios, impervious surface ratios and flexible height and setback standards as a means of projecting public facility and service needs, protecting important on-site natural features and providing options for maintaining compatibility with surrounding development. Floor area ratios (FAR) are presented in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*. FAR calculations exclude structured parking.

Policy FLU 1.5.2 Water and Sewer Service Expansion

The County shall encourage compact development and ensure that expansion of urban development occurs in a contiguous fashion through the detailed requirements of various policies within the Potable Water and Sanitary Sewer Elements which:



- 1 Ensure adequate service to residents within the established service area prior to expanding service areas;
- 2 Restrict the use of package plants;
- 3 Require mandatory hook-up to the County utility system; and
- 4 Require new development to fund the cost of utility line extension.

Policy FLU 1.5.3 Location of Communication Towers

The County shall continue to enforce Land Development Code (LDC) regulations regarding the location/construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. The County's LDC shall be periodically evaluated for the purpose of refining siting standards and location criteria.

OBJECTIVE FLU 1.6 STANDARDS OF REVIEW FOR AMENDMENTS TO THE FUTURE LAND USE ELEMENT

The Seminole County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the unincorporated portions of Seminole County.

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in Future Land Use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the *Exhibit FLU: Future Land Use Map* by changing the Future Land Use designation assigned to a parcel of property shall also be reviewed to determine and assess any Countywide impacts or any significant area-wide impacts of the proposed amendment including, but not limited to, the effect of the future land use change on either the internal consistency or fiscal structure of the Plan.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four major categories of Plan policies as follows:

- A Programs:** Since the policies within the Plan address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a Future Land Use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.
- B Regulations:** The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the Future Land Use amendment with the Comprehensive Plan.
- C Development Policies:** Additional criteria and standards are also included in the Plan that describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.



- D** Coordination: Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.

STANDARDS OF REVIEW - CATEGORY I

All proposed amendments shall address these criteria, and staff shall evaluate the material submitted by the applicant:

- A** Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.
- B** Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.
- C** Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.
- D** Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).
- E** Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.
- F** Whether the proposed use furthers the public interest by providing or enabling the provision of:
 - 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);
 - 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);
 - 3 A range of attainable housing opportunities and choices, including affordable or workforce housing;
 - 4 Economic development (enabling higher paying jobs);
 - 5 Reduction in transportation impacts on area-wide roads;
 - 6 Mass transit and a variety of transportation choices; or
 - 7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)

STANDARDS OF REVIEW - CATEGORY II

Land Use Densities/Intensities and Allowable Zoning Classifications

All land use designations, zoning classifications, and resulting development shall be consistent with the standards set forth in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*, except as specifically set forth in this Plan.

Optional Land Use Designations

The Board of County Commissioners may determine that a future land use designation other than the designation requested by the applicant is appropriate. Examples of optional land



use designations to the designation applied for are set forth in *Exhibit FLU: Optional Land Use Designations*.

Services and Facilities/Internal Consistency of the Comprehensive Plan

Minimum facilities needed to support a land use designation amendment shall be those defined in *Exhibit FLU: Services and Facilities by Classification* and shall be subject to the requirement of Section 163.3177(2), Florida Statutes that coordination of the elements of the local comprehensive plan shall be a major objective of the planning process.

Accordingly, applicants for Future Land Use amendments shall submit data and analyses as summarized below. The analyses shall document the fact that the proposed amendment will not cause internal inconsistency within the Seminole County Comprehensive Plan by lowering the adopted levels of service contained in the Capital Improvements and Implementation Elements of this Plan.

State/Federal Agency Review

Proposed amendments shall be forwarded to appropriate State agencies (and Federal agencies when appropriate) for review and comment on projects located adjacent to State or federally owned lands, within any area subject to special provisions of law or upon request of the State or federal agency.

Data and Analysis

The following data and analysis shall be provided by the applicant as part of the application package to provide adequate time for review by staff and appropriate agencies:

- A** Any application for a Plan amendment within an area affected by a special law, such as the Wekiva River Protection Act, must contain a statement of consistency with the provisions of law rendered by the appropriate agency or, if the appropriate agency will not or cannot issue such a statement, the application shall provide sufficient competent evidence to demonstrate consistency with the special provisions of law.
- B** Proposed amendments to the Planned Development Future Land Use designation must be accompanied by a complete rezoning application (including associated master/site plan). The plan amendment application shall be accompanied by data and analysis supporting the ability of service providers to meet service demands at the density or intensity desired by the rezoning application. An approval of a rezoning shall not become effective until 22 days after publication of an unchallenged Notification of Intent by the State Land Planning Agency. The rezoning application shall be evaluated during the transmittal and adoption hearings relating to the Plan amendment application. For rezoning applications made by property owners, the public hearing for the rezoning may be held concurrently with the adoption of the Plan amendment. In so much as State law requires two public hearings for administratively initiated rezonings, the adoption hearing for the Plan amendment application may serve as the first public hearing on the rezoning application. If State law were to be amended, public hearings may be held in accordance with State law.
- C** Traffic studies shall be required to identify the ability of the roadway network and other transportation facilities to accommodate the land use with the existing or programmed network, near-site improvements, project phasing, etc., for all regular (large scale) amendments. Such studies may also be required for small scale amendments where roadways are constrained, and public transportation limited.
- D** Student generation analysis, based on the student generation rate factors of the Seminole County School District, shall be provided by an applicant seeking an increase in density.



- E** Water demand calculations based on adopted levels of service as provided by the water service provider shall be provided by an applicant seeking increases in density and/or intensity of land uses.
- F** For an amendment proposed to redesignate land that allows employment to a residential only designation the potential impact of the proposed amendment on the County's jobs-to-housing balance shall be calculated by the applicant, measured as a ratio between total County employment divided by total allowable housing units (according to statistics available from Metro Orlando), plus those proposed by the land use change. If the calculation results in the County ratio falling below a minimum standard of 1.0 jobs per housing unit, the County may recommend an alternative course of action, such as a change of land use to the Mixed Development Future Land Use designation, rather than a residential future land use designation.
- G** Wetlands mitigation plans, where disruption greater than that permitted by the Land Development Code is anticipated to occur, and documentation regarding viability of said mitigation plans from the appropriate agency that has jurisdiction over any impacted regional wetlands.

Amendments to Existing Planned Development Sites

The following standards apply when determining whether a Plan amendment is required for new development proposals on previously approved Planned Development sites:

- A** Plan amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criteria is public and quasi-public uses (e.g., libraries, schools, recreation, roads, transit facilities) that provide an area-wide benefit to the community.
- B** Plan amendment is required if the proposal shows a change in intensity or density of a previously approved use which results in an increase of 10% or more in the number of average daily trips as defined by Institute of Transportation Engineers trip generation standards.

Standards for Amending the ~~Urban/Rural~~ East Rural Boundary

The County's East Rural Boundary has been established as a part of the Seminole County Charter. Any proposed amendment to the Boundary within the County Plan must meet the standards established in the Seminole County Charter and demonstrate compliance with the following standards; review A-C below:

Amendments to the County's East Rural Boundary, as depicted on *Exhibit FLU: Rural Boundary Map*, may be considered only if all of the following standards are affirmatively met.

- A** Demonstration of Need:
 - 1 Data and analysis shall be provided to document that additional urban lands are needed to accommodate population, housing or employment projected for the horizon year of this Plan, based on the population projections used by the current version of the Seminole County Comprehensive Plan; or
 - 2 Data and analysis shall be provided to document that additional lands are required to support affordable, workforce or obtainable housing opportunities and choices in proximity to employment opportunities and public transportation or that such amendment is needed to achieve the adopted redevelopment goals of the County because of the lack of suitable redevelopable or vacant land within the urban area; or



- 3 Data and analysis shall be provided to document that additional lands are required to support the adopted economic development goals of the County because of the lack of suitable vacant or redevelopable land within the urban area; or
- 4 Data and analysis shall be provided to document that additional lands are required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.

B Locational Analysis of Amendments:

- 1 Availability of facilities and services, and the orderly, efficient and cost-effective provision of service, given that the level of service for potable water and sanitary sewer in the East Rural Area is on-site service, and that availability of public school capacity in the East_Rural Area is limited; and
- 2 Fiscal capacity to provide adopted levels of service; and
- 3 Protection of environmental and natural resources, including regionally significant natural areas.
 - a Analysis that the amendment would not negatively impact the interconnected system of wetlands/uplands that exist in the East Rural Area and provide a high-quality mosaic of regional significance. This analysis must describe how the amendment protects the wetlands/uplands systems, including:
 - 1) Retaining the connectivity of wetlands;
 - 2) Retaining/Improving the ecological quality of wetlands; and
 - 3) Retaining the functional and structure values of the types of wetlands in the East Rural Area.
 - b If amendment to the East Rural Boundary is approved, developments shall avoid impact to wetlands to the maximum extent possible by utilization of clustering and other special techniques.
- 4 Contiguity to existing boundary and urban development patterns so as to discourage urban sprawl; and
- 5 Adequate transitions to maintain compatibility with adjacent, existing communities.

C Mandatory Consistency with the Goals, Objectives, and Policies of the Plan and Regional, Plans:

- 1 Any proposed amendment to the East Rural_Boundary must undergo an assessment of consistency with applicable goals, objectives and policies of this Plan, the East Central Florida Regional Planning Council's Strategic Regional Policy Plan, and the Central Florida Regional Growth Vision.

The above standards shall be evaluated by means of the preparation of needs analysis statements, economic impact statements, environmental impact statements, and land use compatibility analyses. If an amendment to the East Rural_Boundary is adopted, the above referenced documentation shall be submitted to the State Reviewing Agencies as support documents relating to East Rural Area amendments.

Standards for Plan Amendments within the East Lake Sylvan Transitional Area

In order to be eligible for residential density increase within the East Lake Sylvan Transitional Area, as depicted in *Exhibit FLU: East Lake Sylvan Transitional Area/School Site*, an applicant for a Plan amendment proposing a residential density greater than one unit per net buildable acre must comply with each of the following standards:



- A** The maximum allowable residential density upon parcels shall not exceed 2.5 dwelling units per net buildable acre.
- B** Plan amendments shall be to the Planned Development Future Land Use Designation with an associated PD (Planned Development) zoning district. Residential development shall employ clustering techniques to comply with Policy 12.2 by creating less impact on natural resources than one unit per net buildable acre in a non-clustered configuration and by demonstrating a maximum impervious area of 30% per residential lot.
- C** Applications for development shall include specific information to document how the proposed development will comply with Paragraph B above. A methodology for creating the required documentation will be included in the Comprehensive Plan amendments implementing the 2022 Evaluation and Appraisal Report. This information may include, but is not limited to, the following:
 - 1 Length of paved roads and utility lines needed to serve the development.
 - 2 Acreage set aside from development through designation as open space and/or conservation easements.
 - 3 Preservation of native vegetation, wildlife habitat, and aquifer recharge areas.
 - 4 Innovative design techniques such as low-impact development (LID) and Leadership in Energy and Environmental Design (LEED) certification.
 - 5 Maximum lot coverage ratio of each proposed lot equal to or less than 30%. Mitigating conditions such as pervious pavers to compensate for additional lot coverage may be considered by the Development Review Engineer Supervisor when appropriate.
- D** Prior to approval, the applicant shall be required to submit documentation demonstrating that natural resources are protected, provided a maximum density not to exceed two and one-half dwelling units per net buildable acre.
- E** All conditions necessary for compliance with these standards shall be placed in the subdivision's covenants and restrictions, which covenants and restrictions shall be recorded in the official land records of Seminole County and which will provide for enforcement of the restrictions by the mandatory homeowners association established to govern the subject property.



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GOAL 2: WILDLIFE, NATURAL RESOURCES, AND SUSTAINABILITY
PRESERVING NATURAL LANDS, AIR, WATER, AND WILDLIFE HABITAT
SEMINOLE COUNTY TO CONNECT THE REGION

To protect wildlife, scenic beauty, and human health in the County through the preservation and enhancement of natural habitats and sustainable management of vital natural resources including air, water, energy, and land.

OBJECTIVE FLU 2.1 NATURAL LANDS AND WILDLIFE HABITAT

The County shall ensure that natural resources are protected for the benefit of all citizens through provisions of the Land Development Code of Seminole County (the "LDC") and The County Comprehensive Plan (the "Plan") policies. The preservation and restoration of natural land are critical to the protection of wildlife and biodiversity, which are necessary to maintain healthy ecological functions. This objective is consistent with Article II, Section 7 of the Constitution of the State of Florida, the 2008 Central Florida Regional Growth Vision, and Envision Seminole 2045.

Policy FLU 2.1.1 Environmentally Sensitive Lands

The County shall continue to regulate development and preserve environmentally sensitive areas by means of the Environmentally Sensitive Lands Overlay Area and associated provisions of the Land Development Code where soils, topography, wetlands, floodplains, land use, and other constraints exist. The Environmentally Sensitive Lands Overlay Area shall identify floodprone lands (as identified by the National Flood Insurance Program) and the location of major wetlands defined by the St. Johns River Water Management District.

Policy FLU 2.1.2 Wildlife Habitat Protection

The County recognizes the importance of connecting, protecting, and restoring Florida's Wildlife Corridor to preserve native habitats and ensure the health of local populations. In accordance with The Florida Wildlife Corridor Act, the County shall support efforts to reconnect the landscape to provide contiguous wilderness and working lands which are crucial to the survival of Florida's species. The County shall continue to implement policies in support of vulnerable lands and enhance efforts to reduce habitat fragmentation. Habitat fragmentation occurs when human activity encroaches on wildlife, altering the ecosystem and isolating species, which increases their vulnerability. Maintaining healthy habitats is critical to maintaining species' health and ensuring proper ecosystem functions. Efforts to support the protection of wildlife habitats shall include the following:

- A** Identification of opportunity areas which should be preserved to connect existing habitats.
- B** Continuation of the County's Natural/Environmental Lands Acquisition and Management program which manages and preserves significant natural habitats, greenways, and open space areas.
- C** Enforcement of the Urban Bear Management Ordinance.
- D** Coordination with state and local agencies to access funding associated with the Florida Wildlife Corridor Act.



- E** Collaborate with surrounding jurisdictions to pursue the goals of the Central Florida Regional Growth Vision.
- F** Reduction of habitat fragmentation within protected river areas by limiting the construction of roads, rail, and utility corridors within the protected area unless certain criteria are met, as outlined in Policy 2.2.6 Econlockhatchee River Basin Protection.
- G** Incentivizing growth and redevelopment towards lands designated for Mixed Use Development and clustering future development to reduce habitat fragmentation.

Policy FLU 2.1.3 Green Print Coordination

The County shall continue to coordinate with the State of Florida, the St. Johns River Water Management District, the Nature Conservancy, the Trust for Public Lands, the Congress of Regional Leaders of myregion.org, and all and other agencies involved in preservation of environmental assets to create a Countywide linked open space and Greenways/Trails/Blueways system that assists in permanent preservation of County and regional environmental assets, for the purpose of protecting local populations by connecting habitats, reducing habitat fragmentation, and supporting the 2021 Florida Wildlife Corridor Act. As a part of this effort, the County shall continue to support efforts by the State Legislature to maintain funding for the Florida Forever grant program that assists with local efforts to acquire environmentally significant features, and any successor program.

Policy FLU 2.1.4 Conservation Easements

The County shall continue to require conservation easements in accordance with Section 704.06, Florida Statutes, or dedication of post-development floodprone and wetland areas as a limitation to any future encroachment or development of these environmentally sensitive areas.

Policy FLU 2.1.5 Natural/Environmental Lands Acquisition and Management Program

The County shall continue to manage more than 6,500 acres of Natural Lands acquired through the 1990 "Natural Lands Bond Referendum" and November 2000 "Natural Lands-Completing the Connection Bond Referendum" for the acquisition of significant natural habitats, open space areas and greenways. These environmental assets, which include eight Wilderness Areas and One Preserve, are open to the public for environmental education and passive recreation. The lands were designated as "Preservation/Managed Lands" on the Future Land Use Plan Map in 2008 in response to the 2006 Evaluation and Appraisal Report (EAR) Major Issue finding of a need to ensure that the County Comprehensive Plan is more accessible and understandable. The Seminole County Natural Lands Program is consistent with and supports the implementation of the 2021 Florida Wildlife Corridor Act and the Central Florida Regional Growth Vision.

Policy FLU 2.1.6 Performance Standards for State Designated Environmental Protection Areas

The County will continue to enact and enforce performance standards intended to preserve and enhance the natural features of the Wekiva River Protection Area, the Wekiva River Study Area, and the Econ Protection Area,



as required by State Law, the Seminole County Comprehensive Plan, Land Development Code, and agreements with affected parties.

OBJECTIVE FLU 2.2 PROTECTION OF WATER RESOURCES

The County shall continue to protect its water resources by regulating development in sensitive areas, including floodplains, wetlands, and tributaries, and by encouraging water-efficient practices for all developed land. Water quality and quantity shall be preserved through conservation efforts and nature-based solutions. A Holistic Water Policy is being developed to protect and preserve the County's water resources; Plan policies will be updated to incorporate the principles and strategies of that plan.

Policy FLU 2.2.1 Floodplain Protection

The County shall continue to implement the Environmentally Sensitive Lands Overlay Area through the regulation that supports the National Flood Insurance Program by:

- A** Restricting uses that are dangerous to health, safety and property, and minimize public and private losses due to flood conditions;
- B** Prohibiting land filling and grade changes where such activity will cause erosion or inhibit flood waters;
- C** Requiring development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health; and
- D** Requiring all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development floodprone and wetland areas to the County as a conservation easement.

Policy FLU 2.2.2 Wetlands Protection

The County shall implement the Environmentally Sensitive Lands Overlay Area through the regulation of development consistent with *Policies CON 7.4 Wetland Regulation-Buffers, Performance Standards and Compatibility, FLU 2.2.5 Wekiva and Econlockhatchee River Protection, and FLU 2.2.6 Econlockhatchee River Basin Protection*, which includes the following:

- A** Require a 15-foot minimum, 25-foot average wetland buffer in areas outside of the Wekiva River Protection and Econlockhatchee River Protection Areas.
- B** Require a 25-foot minimum, 50-foot average wetland buffer within the Wekiva River Protection and Econlockhatchee River Protection Areas.
- C** Require adherence to performance standards for uses such as boardwalks, docks and gazebos that may directly impact a locally significant wetland.
- D** Limit disruption of locally significant wetlands from projects that involve construction or improvement of facilities that benefit the general public.
- E** Require dedication to the County of all post-development wetlands as conservation easements.



Policy FLU 2.2.3 Water Quality and Stormwater Management

The County shall continue to require water quality improvements and stormwater management for all new development and redevelopment within the County through existing Land Development Code provisions.

Policy FLU 2.2.4 Wellfield Protection

The County shall continue to provide protection for areas surrounding public water supply wellfields through the regulatory framework of the United States Environmental Protection Agency, the Florida Department of Environmental Protection, the Florida Department of Health, and the St. Johns River Water Management District. The applicable rules and regulations of these agencies, incorporated within the County's Wellfield Protection Ordinance, Chapter 55 of the Land Development Code of Seminole County, address the following criteria: hazardous wastes; hazardous substances and reportable quantities; list of extremely hazardous substances and their threshold planning quantities; and toxic pollutants.

The source of the standards is the Code of Federal Regulations (CFR), Title 40, which is updated once annually as of July 1st. The specific parts include: Title 40, Code of Federal Regulations, Part 261, Identification and Listing of Hazardous Wastes; Title 40, CFR, Part 302.4, List of Hazardous Substances and Reportable Quantities; Title 40, CFR, Part 355, Appendices A and B, List of Extremely Hazardous Substances and Their Threshold Planning Quantities; Title 40, CFR, Part 401.15 Toxic Pollutants. The current text of each of these parts can be found in the Exhibits to the Future Land Use Element and is updated each time the federal regulations are updated.

The setback distances from public drinking water wells established by the regulatory framework for particular substances, activities and facilities, which are needed to protect the quality and quantity of groundwater, constitute the County's wellfield protection zones or "areas". No applications for development orders or permits shall be approved in violation of the standards for these criteria. Protection and preservation of water resources is consistent with and implements the Central Florida Regional Growth Vision.

Policy FLU 2.2.5 Wekiva and Econlockhatchee River Protection

The County shall continue to regulate development of land along the Wekiva River and the Econlockhatchee River, and their associated wetlands and tributaries. Per the Central Florida Regional Growth Vision, these regionally significant areas shall be preserved and protected in accordance with *Policy FLU 2.2.5 Econlockhatchee River Basin Protection* and *Objective FLU 2.3 Preservation of the Natural Resources and Rural Character of the Wekiva River Protection Area*. The County shall continue to implement Protection Zone policies and regulations to maintain rural density and character, enforce development setbacks, concentrate permitted development farthest from surface waters and wetlands where feasible, minimize development impacts on water quantity and quality, and restricting open space areas to passive recreational uses.

A Regardless of the future land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, no



development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act (Part II, Chapter 369, Florida Statutes), and the provisions of this Plan adopted to conform to said Act. See *Objectives FLU 2.3 Preservation of the Rural Character and Natural Resources of the Wekiva River Protection Area* for additional policies regarding the goals of the Wekiva River Protection Area and Study Area.

- 1 Notwithstanding any other provision of this Plan, middle schools and high schools shall not be permitted on property located within the Wekiva River Protection Area except for 8.7 acres owned by the Seminole County School Board prior to October 26, 1999, which is located in the East Lake Sylvan Transitional Area, depicted in *Exhibit FLU: East Lake Sylvan Transitional Area/School Site*.
- B** The County shall enforce all clearing and building setbacks or protection/buffer zones along the Wekiva River, the Econlockhatchee River, and such other water bodies as imposed by rules of the St. Johns River Water Management District, any State or Federal agency, or other entity having jurisdiction. A minimum 200 foot clearing and building setback shall be required along the Wekiva River, as measured from the ordinary high water elevation or the landward limit of established conservation areas, to serve as a scenic and environmental buffer to maintain the status quo of the natural environment and prevent public harms.
- C** As additional protection to groundwater and surface water, development activity within the Wekiva River Protection Area, including the placing or depositing of fill within wetlands and the one hundred year floodplain as identified by Federal Emergency Management Agency, shall be prohibited, except in cases of overriding public interest.

Policy FLU 2.2.6 Econlockhatchee River Basin Protection

The County shall continue to regulate development consistent with the Econlockhatchee River Basin Study of 1990, which serves as the basis for *Policy FLU 2.2.6* and the Seminole County Econlockhatchee River Protection Overlay within the County Land Development Code (LDC). The Performance Standards contained in *Policy FLU 2.2.6* are intended to ensure the preservation of the Econlockhatchee River as a recognized outstanding natural resource and regionally significant natural area. Minimum ordinance provisions necessary to ensure protection of the Econlockhatchee River Basin shall include:

- A** The recognition of the "Econlockhatchee River Corridor Protection Zone" (Zone), which includes: the main channels of the Big Econlockhatchee River and its tributaries contained within the area shown as the "Econ Protection Area" as depicted on *Exhibit FLU: Resource Protection Areas* and depicted on "Exhibit A" within the Seminole County Econlockhatchee River Protection Overlay of the LDC; all property located within the first 1,100 feet landward as measured from the stream's edge of the main channels of the Big Econlockhatchee River and Little Econlockhatchee River within the aforementioned "Econ Protection Area"; all property located within 550 feet landward as



measured from the stream's edge of the tributaries of the Big Econlockhatchee River within the aforementioned "Econ Protection Area"; 50 feet of uplands property that is landward of the landward edge of the wetlands abutting the main channels of the Big Econlockhatchee River and its tributaries within the aforementioned "Econ Protection Area".

- B** The term "stream's edge" means the waterward extent of the forested wetlands abutting the Big Econlockhatchee River or its tributaries. In the absence of forested wetlands abutting the River or tributary, "stream's edge" means either the mean annual surface water elevation of the stream, or, in the absence of hydrologic data, the landward extent of wetland herbaceous vegetation growing in the River or its tributary.
- C** Development activities shall not be permitted within the 550-foot development restriction zone of stream's edge within the Zone except for the creation of wetlands and passive recreational uses, when an applicant can demonstrate that such passive recreational uses shall not adversely affect aquatic and wetland dependent wildlife; the habitat of an endangered species, a threatened species or a species of special concern; water quality, hydrology or quantity; groundwater tables or surface water levels;
- D** Forested habitat fragmentation within the Zone shall be limited, and there shall be no additional crossing by road, rail or utility corridors of lands located within the Zone unless the following three conditions are all met:
 - 1 There is no feasible and prudent alternative to the proposed crossing as determined by the County;
 - 2 All possible measures to minimize harm to the resources of the Econlockhatchee River Basin will be implemented; and
 - 3 The crossing supports an activity that is clearly in the public interest as determined by the County.
- E** Only residential development will be permitted within the Zone except for the wetland creation or passive recreation referenced in Policy FLU 2.2.6 C above.
- F** Development within the Econlockhatchee River Basin shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100-year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations;
- G** All proposed development within 2,000 feet of the stream's edge of the Big Econlockhatchee River and its tributaries shall submit, as part of the development application information, a statement from a qualified archaeological consultant describing the potential for archaeological resources to occur on the project site. If, in the opinion of the consultant, such resources are likely to occur, a professional archaeological survey shall be submitted as a part of the development



application provided to the County. If significant resources are found to be present, the County shall consult with the appropriate State authorities for guidance as to whether excavation is desired by such authorities, and shall otherwise direct that resources shall be preserved as a part of the open space preserved on the site;

- H** The Land Development Code shall ensure minimal removal of native habitats and preservation of rare upland habitats; and
- I** The Land Development Code shall provide for an appeals process and projects which are exempt from these performance standards by reason of prior approvals or other legal bases.

OBJECTIVE FLU 2.3 PRESERVATION OF NATURAL RESOURCES AND THE RURAL CHARACTER OF THE WEKIVA RIVER PROTECTION AREA

The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes). These objectives, goals, and policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as defined in *Wekiva Study Area Series*) for existing and future residents.

Policy FLU 2.3.1 Recognition of the Wekiva River Protection Area

In 1988, the Florida Legislature established the Wekiva River Protection Area for the purposes of protecting the natural resources and rural character of the Protection Area as defined in the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes).

Policies regarding land use and resource protection for adjacent areas in Seminole County should be evaluated for consistency with the Wekiva River Protection Act. Specifically, policies which provide for a higher density subarea (i.e., the East Lake Sylvan Transitional Area) may be considered appropriate only in the context of policies that restrict the subdivision of land elsewhere in the Wekiva River Protection Area.

The nature of the Protection Area requires innovative approaches to environmental resources protections and the regulation of land use densities/intensities. The County shall continue to review existing Plan policies and land development regulations applicable to the Protection Area in order to ensure the long-term sustainability of this unique landscape. To ensure consistency with the Wekiva River Protection Act no Plan objective, goal, policy or land development regulation shall be enacted that results in an increase in the currently adopted net density of any residential parcel or subdivision outside of the East Lake Sylvan Transitional Area and within the Protection Area within Seminole County.

Efforts to permanently protect the natural resources of the Protection Area should include land purchases and the lawful dedication of conservation easements and development rights for preservation and coordination with the appropriate agencies, environmental groups and interested citizens.



Policy FLU 2.3.2 Recognition of the East Lake Sylvan Transitional Area

The "East Lake Sylvan Transitional Area" depicted in *Exhibit FLU: Special Area Boundaries* is the only area of the Protection Area wherein it is appropriate to grant parcels a land use designation permitting residential density above the rate established on December 15, 1999 (up to a maximum of two and one-half (2.5) dwelling units per net buildable acre).

Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall only be approved ~~only~~ under the Planned Development (PD) land use designation; and shall include a clustering concept that maintains a minimum of 25 percent open space on the site, and no more than two and one half (2.5) units per net buildable acres. No application for a Plan or administrative residential density amendment above one dwelling unit per net buildable acre will be considered in the East Lake Sylvan Transitional Area unless the applicant demonstrates that the proposed amendment results in less impact on natural resources than a non-clustered development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area.

Reference: Standards for Plan Amendments within the East Lake Sylvan Transitioned Area

Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area

The final development form of the land area within the Protection Area outside of the East Lake Sylvan Transitional Area is a general pattern of one dwelling unit or less per net buildable acre. For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources.

The County shall not approve a land use designation amendment within the Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. Regardless of any future change in the definition of the Suburban Estates land use designation or associated zoning classifications, the County shall not approve any land use that could result in a density increase above one dwelling unit per net buildable acre compared to that allowable as of December 15, 1999. The County's policy is to maintain this final form of development to ensure that residential development in the Protection Area maintains the overall rural density and character.

Amendments to the Wekiva River Protection Act to change nonresidential, land use designations (e.g., Office, Commercial) to the Suburban Estates or Recreation land use shall not be discouraged. The properties designated as a nonresidential land use (thereby authorized for development) shall be limited to only those properties assigned the nonresidential land use designation as of December 15, 1999.

**Policy FLU 2.3.4 Platting and Replatting of Seminole Estates Development**

For properties within the Wekiva River Protection Area and within the Seminole Estates Development the County shall continue to enforce the Wekiva River Protection – Seminole Estates Overlay Zoning Classification of the Land Development Code applicable to the subject properties that shall:

- A** Discourage existing platted properties from increasing the development's density/intensity to greater than the existing lot size;
- B** Prohibit the issuance of development orders and development permits in this area if the proposed development order or development permit would increase the development's density or intensity upon such parcels;
- C** Presume that an application to increase a development's density/intensity is inconsistent with the Plan's objectives, goals, and policies relative to the Wekiva River Protection Act and the mandate to maintain the Wekiva River Protection Area's rural character in the aggregate; and
- D** Require that the burden of proof rests upon the applicant for a development order or development permit to overcome said presumptions and to meet all other requirements, such as the protection of natural resources, the protection of water resources, and the prevention of urban sprawl.

This policy and the prescribed overlay zoning classification, however, shall not divest property owners of lots of record existing prior to July 28, 1970, of any rights under the existing provisions of Section 35.2(a) of the Land Development Code of Seminole County or of any other vested private property rights.

Policy FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes in the Wekiva River Protection Area

The County shall maintain consistent and meaningful coordination with governmental agencies, environmental groups and interested citizens, to seek out locally and regionally significant natural areas and environmentally sensitive lands within the Protection Area for preservation through land acquisition or other innovative strategies which are designed to reduce or eliminate development intensity or density within the Protection Area.

Consistent with this policy, the County excluded lands not needed to accommodate current and projected wastewater needs in the Yankee Lake Site. Resolution 2001-R-139 identified those lands and designated them as Recreational Land Use in order to incorporate them into the County's Greenways, Trails and Natural Lands Program.

In 2010, the County designated property intended for the Florida scrub jay (*Alphelocoma coerulescens*) as Preservation/Managed lands in perpetuity per the requirements of permit #SAJ-2006-7328(IP-AWP) Department of the Army, referencing the U.S. Fish & Wildlife Service Biological Opinion Log#4-1-94-174C; and in conjunction with Florida Department of Environmental Protection Wastewater Operating Permit FL0042625-00-DW1P.

The portions of the Yankee Lake property designated as Preservation/Managed Lands shown on *Exhibit FLU: Scrub Jay Habitat* and



on the Future Land Use Map provide protection for Seminole County's only population of Florida scrub jays and their associated scrub habitat, which is an endangered ecosystem. The Management Plan for this parcel of Preservation/Managed land is consistent with the Florida Scrub Jay Habitat Management Plan. The legal description is contained in the Exhibits to this Element.

The portions of the Yankee Lake Property identified as Recreation Land Use included the area north of the east-west canal that drains the Seminole Estates development. Parcels that were purchased for mitigation (except for the above-referenced scrub jay habitat) and are connected to the Yankee Lake Property, less the above referenced property preserved as scrub jay habitat. These parcels designated as "Recreation" provide a significant corridor connection between the County's Riverside Ranch Wilderness Area and the Lower Wekiva State Preserve. They also serve as a significant corridor for the Florida Black Bear and preserve valuable wetland functions. If at any time the County determines that a section of the Yankee Lake property is not needed as a public utility, then that section shall be designated as Recreation land use and incorporated into the County's Greenways, Trails and Natural Lands Program.

Notwithstanding a designation to the "Recreation" Future Land Use designation, development activity may be allowed in cases of overriding public interest, including the placement or deposit of fill within wetlands and the 100-year floodplain (as identified by FEMA). Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.

Policy FLU 2.3.6 Roadway Corridor Overlays for Markham Road, Longwood-Markham Road and Lake Markham Road

The County shall continue to enforce land development regulations enacted in June 2001, establishing Markham Road, Longwood-Markham Road and Lake Markham Road as scenic corridors to protect existing visual features, maintain visual quality, provide a sense of place, protect the area's rural character, and protect natural resources including wildlife corridors. Consistent with these goals, these scenic corridor roadways shall not be expanded beyond their current two-lane configuration; provided, however, that turn lanes and other roadway safety design features may be constructed. The minimum building setback standards for roadways shall be 40 feet in depth from the right-of-way edge wherein:

- A** Roads shall be maintained with a maximum of two through lanes;
- B** No existing canopy trees shall be removed unless the removal is necessary to provide access, the tree is diseased, or removal is required to address public safety emergencies;
- C** No clearing of native vegetation shall be permitted except in conjunction with a permit issued to address public safety emergencies;
- D** Residential development shall preserve and/or create a vegetative buffer 40 feet in depth through a combination of canopy trees, understory native vegetation and berms or fences/walls;



- E** Fences, if utilized, shall be constructed of natural materials including, but not limited to, wood, stone, or brick and shall be required to incorporate canopy trees and native vegetation. Alternative fencing shall be permissible if it materially contributes to the rural ambiance of the roadway or if necessary for the protection of wildlife; and
- F** As an alternative to the above standards, residential development may include perimeter lots of one acre in size or greater in lieu of, or in combination with, vegetation to ensure consistency and compatibility with adjacent developments and the area's rural character.
- G** The County shall ensure that trail design within the Protection Area protects the rural character of the Protection Area and natural resources, including the viability of wildlife corridors.

Policy FLU 2.3.7 State Road 46 Roadway Corridor Overlay/State Road 46 Environmental Considerations

The County shall continue to enforce land development regulations enacted in May 2001 establishing an overlay zoning classification for State Road 46 within the Protection Area in Seminole County to maintain visual quality, provide a sense of place, protect the viability of wildlife corridors and improve/protect the rural character of the area. The list of development standards that shall be established, at a minimum, for the overlay zoning classification for both major and minor roadways are noted within Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County.

- A** The County shall support structural modifications to State Road 46 that provide permeability and allow for wildlife movement on appropriate road segments adjacent to the Lower Wekiva River State Preserve.

Policy FLU 2.3.8 Wekiva Character Policy

- A** Rural character is established in the Wekiva River Protection Area through the following planning policies.
 - 1 Establishing an overlay zoning classification applicable to the Seminole Estates subdivision as set forth in *Policy FLU 2.3.4 Platting and Replatting of Seminole Estates Development*.
 - 2 Limiting the density within the designated East Lake Sylvan Transitional Area to a maximum density of two and one half dwelling units per net buildable acre over the subject property as set forth in *Policy FLU 2.3.2 Recognition of the East Lake Sylvan Transitional Area*.
 - 3 Maintaining the assigned future land use designation for any property located within the Protection Area and outside the East Lake Sylvan Transitional Area, that is assigned the Suburban Estates future land use designation, except for those areas redesignated to the Recreation Future Land Use designation, as set forth in *Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the WRPDA and Outside of the East Lake Sylvan Transitional Area, and FLU 2.3.5 Preservation of*



Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes.

- 4 Limiting development of property assigned the Suburban Estates Future Land Use designation to a maximum density of one dwelling unit per net buildable acre, and encouraging clustering within the Suburban Estates land use designation where appropriate through the use of PD zoning to protect natural resources, as set forth in *Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area, FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes*, and *FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards* and in the definition of "rural character".
- 5 Prohibiting further commercial development on properties not designated as Commercial Future Land Use on the *Exhibit FLU: Future Land Use Map* adopted as of December 15, 1999, and as set forth in the definition of "rural character".
- 6 Pursuing the acquisition of property within the Protection Area and the reassignment of land to the Recreation land use designation for the purpose of protecting natural resources, as set forth in *Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area and FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes*.

Policy FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards

- A** To encourage the protection of natural resources as required by the Wekiva River Protection Act, the County shall continue to enact and implement land development regulations passed as necessary to enforce the following policies that shall apply to properties located within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area:
 - 1 Development design shall demonstrate that at least fifty (50) percent of the trees within developable areas (including areas subject to residential platting) are preserved on site. The intent of this policy is to guide the design and location of development to protect on-site habitats, wildlife, and wildlife corridors. When fifty (50) percent of the trees cannot be reasonably preserved, a tree replacement ratio shall be implemented. This ratio shall require an increasing number of replacement trees based upon caliper size. Replacement trees are required to be native species and planted on site in common areas and as street trees. Construction methods that reduce the need to remove trees shall be encouraged.
 - 2 An upland buffer averaging fifty (50) feet wide, but no less than twenty-five (25) feet shall be maintained surrounding areas identified as containing floodplain and/or wetlands or properties designated as preserve areas or conservation easements.



Development activity, including the placing or depositing of fill, within wetlands and the one-hundred 100-year floodplain (as adopted by FEMA) shall be prohibited, except in cases of overriding public interest. Floodplain impacts will require compensating storage.

- 3 Preservation of property within the Protection Area consisting of wetlands, rare upland habitat, greenways, listed species and their habitat, and wildlife corridors shall be encouraged through the clustering of dwelling units with the goal of permanently preserving these unique open spaces. The County shall consider accepting offers of conservation easements over preserved property for the purpose of maintaining ecologically significant wetlands, habitat, greenways, corridors, and listed species.
 - 4 As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory. Protection of listed species shall be accomplished either through on-site preservation or through relocation within the Protection Area through completion of a plan acceptable to, and permitted by, the Florida Fish and Wildlife Conservation Commission. Incidental taking of listed species shall not be accepted unless the Florida Fish and Wildlife Conservation Commission determines that a particular group of animals on the site cannot be relocated or benefited by on-site preservation due to disease.
- B** The County shall apply the policies set forth in subsections (a)(1) through (a)(4) to properties seeking to develop within the Protection Area prior to the enactment of the land development regulations implementing those policies.
- C** The County shall continue to enforce the land development regulations enacted to further the protection of natural resources within the Protection Area:
- 1 Trees and other native vegetation shall be maintained on at least fifty (50) percent of any residential parcel or subdivision, unless it can be demonstrated that such vegetation is diseased or presents a safety hazard. Properties with less than fifty (50) percent native vegetation on site shall be required to maintain native vegetation to the greatest extent possible. (For example, removal of trees and native vegetation may be permitted to the extent necessary to allow for the construction of one single family dwelling on a parcel of land).
 - 2 On property with the Suburban Estates land use designation, wetlands, rare upland habitat, greenways, and wildlife corridors preserved by clustering or the creation of open space through the use of Planned Development zoning shall be permanently protected by dedication to the St. Johns River Water Management District or through the establishment of conservation easements. If necessary



for the protection of natural resources, proposed developments with the Suburban Estates land use designation will be required to implement clustering through PD zoning provided; however, the net density of the proposed development cannot exceed one (1) unit per net buildable acre.

As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code. The most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory will be utilized. If an endangered, threatened, or species of special concern is determined to exist on-site, then development shall be accomplished in a manner so as to avoid the habitat of the species and to provide appropriate habitat buffers as determined by the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Development shall proceed only after the boundaries of protected habitat areas sufficient to sustain viable populations of said species have been defined.

Policy FLU 2.3.10 Wekiva River Protection Area Incorporated Policies.

- A** The following policies from other Elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim:
 - 1 Conservation Element - *Policy CON 3.5 Planned Development (PD)/Cluster Developments*
 - 2 Conservation Element - *Policy CON 3.6 Conservation Easements /Dedications*
- B** The following policy from other Objectives of this Element are hereby incorporated into this Objective by this reference thereto as if fully set forth herein verbatim:
 - 1 Future Land Use Element - *Policy FLU 2.2.2 Wetlands Protection*

Policy FLU 2.3.11 Wekiva Study Area Open Space

Open space within the Wekiva Study Area (*F.S. 369.314-369.324*) is defined as any portion of a parcel or area of land or water, that is open from the ground to the sky, including areas left undeveloped or minimally developed as part of a natural resource maintained preserve (e.g., floodplains, wetlands, or soils unsuitable for development), passive recreational area, stormwater management area, buffers, landscaped areas, easements for pedestrian connection, and trails, with consideration of for wildfire minimization. Designated open space excludes waterbodies, areas in lots, street rights-of-way, parking lots, impervious surfaces, and active recreation, such as golf courses.

**Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection**

In order to protect open space, most effective recharge areas, karst features, and sensitive natural habitat within the Wekiva Study Area (i.e., longleaf pine, sand hill, sand pine, and xeric oak scrub) (*Exhibit FLU: Wekiva Study Area Series - Sensitive Habitats and Karst Features*) as required by the Wekiva Parkway and Protection Act [Section 369.321(3), Florida Statutes] the County shall apply, but not be limited to, the following land use strategies and mechanisms:

A Protection of Open Space

- 1 Encourage, and if warranted by *Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards*, require planned developments and cluster developments;
- 2 Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of the subdivision and/or site plan approval process;
- 3 Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District;
- 4 Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and
- 5 Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space.

B Most Effective Recharge Areas

- 1 Encourage, and if warranted by *Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards*, require planned developments and cluster developments;
- 2 Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and,
- 3 Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and *Exhibit FLU: Aquifer Recharge Areas* such as, but not limited to:
 - a The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and
 - b With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.

C Karst Features and Sensitive Natural Habitat

- 1 The County shall adopt Best Management Practices (BMPs), including applicable BMPs recommended in "Protecting Florida's Springs – Land Use Planning Strategies and Best Management



Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to:

- a Increasing public awareness via Seminole County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques;
- b Restricting untreated water from a development site from directly discharging into karst features;
- c Requiring development proposals to verify by surveys and/or studies the presences of karst features and sensitive natural habitat;
- d Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and
- e Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features.

2 The County shall also adopt BMPs to:

- a Increase public awareness of the Florida Yards and Neighborhoods Program regarding proper lawn and Florida - Friendly landscaping, fertilization, and irrigation techniques;
- b Request the Wekiva Working Group to recommend policies and/or regulations to protect natural resources, including springheads; and
- c Discourage the use of flammable plants such as saw palmetto and wax myrtle adjacent buildings to ensure a defensible transition space to minimize wildfire impacts.

D Land Development Code Provisions

The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs.

Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards

The County shall evaluate development proposals within the Wekiva Study Area to determine if cluster developments are required where development proposals meet one or more of the following conditions:

- A** Contains significant amounts of wetlands, floodprone areas, or other environmentally sensitive natural habitat such as longleaf pine, sand hill, sand pine or xeric oak scrub;
- B** Contains sensitive karst features or most effective recharge areas;



- C** Abuts government owned natural lands or other environmentally sensitive area such as springs, or a historical/archaeological site; or
- D** Is within 200 feet of the Wekiva River, as measured from the normal high-water elevation or the landward limit of established conservation areas.

Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies

The following objective and policies from various Elements of the Seminole County Comprehensive Plan to reinforce the provisions of the Wekiva River Protection Act are hereby incorporated into this Element by reference below:

- A** Most Effective Recharge
 - 1 Conservation Element – *Policy CON 1.3 Recharge Area Protection*
 - 2 Future Land Use Element – *Policy FLU 2.5.2 Cluster Development*
- B** Open Space
 - 1 Conservation Element – *Policy CON 3.6 Conservation Easements/Dedication*
 - 2 Future Land Use Element – *Policy FLU 2.5.2 Cluster Development*
 - 3 Recreation and Open Space Element – *Policy REC 6.2 Recreation Grants*
 - 4 Recreation and Open Space Element – *Policy REC 7.5 Agency Coordination*
 - 5 Recreation and Open Space Element – *Policy REC 7.7 Significant Open Space and Natural Lands Acquisition*
- C** Sensitive Natural Habitat
 - 1 Introduction Element – *Definition of Rare Upland Habitat*
 - 2 Recreation and Open Space Element – *Policy REC 7.7 Significant Open Space and Natural Lands Acquisition*
- D** Property Rights
 - 1 Future Land Use Element – *Objective FLU 7.1 Protection of Private Property Rights*

OBJECTIVE FLU 2.4 ENVIRONMENTAL LAND USES AND OVERLAYS

The definitions and uses provided for each of the following future land use designations and overlays are generalized descriptive definitions only.

Policy FLU 2.4.1 Environmentally Sensitive Lands Overlay

This overlay consists of wetland areas (as delineated on the St. Johns River Water Management District Wetlands Map) and 100-year floodplain areas (as delineated on the United States Geological Survey or Flood Insurance Rate Maps). The generalized overlay cannot identify exact boundaries of wetlands or floodplain areas specifically for parcels. At time of development of a privately owned property affected by the overlay, a property owner shall provide a survey that delineates the exact location of the overlay zone



(or whether the property is beyond the boundary of the overlay). Portions of a parcel that do not lie within the overlay, and are not used for utility easements, rights of way or other public purposes, are part of the net buildable acreage of the parcel.

A Purpose and Intent

- 1 Implementing public policies to protect the public health, safety and welfare by conserving and protecting natural resources needed to ensure availability of groundwater and limiting flood damage;
- 2 Implementing the County's non-structural approach to water management. Uses that involve a minimum land alteration are permitted in order to maintain the natural flood storage and nutrient assimilation capability of wetland and floodprone areas; and
- 3 Preserving the status quo of areas of significant environmental importance and associated wildlife habitat (see also Policy FLU 3.2.12 Code Enforcement and Implementation).

B Uses

- 1 Publicly and privately owned open space, recreation and water management areas;
- 2 Public and private natural areas, game preserves and wildlife management areas which maintain the status quo;
- 3 Livestock grazing and short term crop production, which uses must be consistent with performance standards of the Land Development Code that, at a minimum, include the requirement that any and all mining, agricultural and silvicultural activities must be accomplished in accordance with adopted Best Management Practices (BMPs). Such BMPs include, but are not limited to, the publication entitled "Silviculture Best Management Practices Manual", and "Management Guidelines for Forested Wetlands in Florida". Both manuals were published by the Florida Department of Agriculture and Consumer Services Division of Forestry. Additional standards are found in Chapter 373, Florida Statutes, and Chapter 403, Florida Statutes, as well as other appropriate State and Federal law. All such agricultural and mining silvicultural activities may occur and be accomplished only in such a manner to minimize, to the maximum extent possible, adverse impacts to natural resources, while authorizing property owners the reasonable and beneficial use of property; and
- 4 Forested wetlands including, but not limited to, cypress, hardwood swamp and bottom land hardwoods, shall be subject to management requirements which shall include, but not be limited to, the maintenance of wetland community integrity and wildlife, vegetation and hydrological characteristics associated therewith, and the use of select cuts on small clear-cuts which may only be performed in a manner and utilizing techniques which do not alter vital wetland community characteristics. Silvicultural activities shall only be permitted during such seasons and weather conditions which will ensure the least possible adverse impacts to natural resources. Prior to any encroachment being authorized, the wetlands shall be



evaluated and a program or actions to mitigate those impacts shall be formulated.

The purpose of employing the Environmentally Sensitive Lands Overlay is to balance the public's right to protect natural resources with the rights of property owners to a reasonable and beneficial use of their property. The use of property assigned the Environmentally Sensitive Lands Overlay must reflect the public interest. The Environmentally Sensitive Lands Overlay is consistent with and furthers the provisions of Article II, Section 7 of the Constitution of the State of Florida and the provisions of State law including, but not limited to, Chapter 163, Part II, Florida Statutes.

C Services and Facilities

These areas within the Environmentally Sensitive Lands Overlay are not intended for urban intensity development and therefore do not require urban services and facilities.

D Special Provisions

- 1 In addition to being subject to all other applicable law, uses in these areas are subject to compliance with the provisions of the Environmentally Sensitive Lands Overlay contained in the Land Development Code of Seminole County and the Planning Standards for Natural Resources.
- 2 These areas were delineated using Countywide mapping techniques, thus, inaccuracies in wetland and floodplain boundaries may occur. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
- 3 When adjustments are made (demonstrating that certain properties are neither a wetland nor a floodprone area) the future land use of that property shall not be governed by the Environmentally Sensitive Lands Overlay, but shall be the underlying future land use designation as shown in the Future Land Map. These adjustments shall include areas where mitigation or other regulatory devices that offset impacts allow encroachment into a wetland system or the 100-year floodplain.

Policy FLU 2.4.2 Preservation/Managed Lands

This land use consists of natural lands owned by Seminole County, the State of Florida, the St. Johns River Water Management District, the Federal Government, or other public body. The maximum intensity permitted in this designation is 0.10 floor area ratio (FAR).

A Purpose and Intent

- 1 Preserving open space, water resources and regionally significant natural areas as desired and authorized by Seminole County residents through the Natural Land Program and in support of the Central Florida Regional Growth Vision Green Print;
- 2 Protecting the important natural/environmental lands located within Seminole County through acquisition, restoration and management, for the benefit of existing and future residents of Seminole County;



- 3 Maintaining good surface water quality by preserving appropriate lands for their natural stormwater cleansing abilities; and
- 4 Providing opportunities to Seminole County and its visitors for beneficial educational, passive recreational and eco-tourism uses of environmentally significant resources.

B Uses

- 1 Natural lands with environmental significance or important assets, including:
- 2 Wild and scenic areas;
- 3 Undisturbed native plant communities, including endangered and rare species;
- 4 Forest and botanical resources;
- 5 Lands critical to fish and wildlife survival, especially rare and endangered species;
- 6 Wetlands;
- 7 Lands that serve as natural protective buffers and natural stormwater cleansing areas for water quality maintenance of surface waters and wetlands; and
- 8 Historic resources, including archaeological, geological, and historical sites.

Lands with this land use designation that are owned by Seminole County shall have management plans created for them that are unique to the environmental assets within each area. Lands with this designation that are owned by other governmental entities may also have management plans created by those owners.

County management plans shall include preservation programs that may involve the use of prescribed burns, resource protection efforts that may limit location and amount of public access, and control of exotic species. Management plans may include restoration efforts and passive recreational uses in designated areas. Passive recreational uses shall be based on ability to ensure preservation of the resource and impact on surrounding lands and land uses and may include, but are not limited to, the following:

- 1 Hiking on designated trails;
- 2 Camping at designated campsites and in accordance with permits;
- 3 Horseback riding on designated horse or multi-use trails;
- 4 Hunting where and when authorized by the managing agency; and
- 5 Boating and canoeing at designated boat ramps, launch sites or by special authorization permits.

C Management Plans for other governmental lands



Lands with this designation that are owned by other governmental agencies may also have management plans, and the County shall allow uses and activities identified in those plans.

D Services and Facilities

These areas are not intended for urban uses and will not be scheduled for urban services.

E Special Provisions

Uses of managed lands are subject to the Management Plans that govern them. Use of Preservation Easements is subject to the Agreement conveying the easement.

OBJECTIVE FLU 2.5 SUSTAINABLE PLACES

The County shall promote sustainability in developed areas to protect the natural environment and enhance the health and well-being of residents by minimizing the adverse impacts of development and encouraging nature-based solutions.

Policy FLU 2.5.1 Efficient Land Use Patterns

The County shall continue efforts to create efficient land use patterns that minimize urban sprawl to protect natural resources by:

- A** Directing growth preferentially towards infill areas with existing infrastructure;
- B** Encouraging redevelopment of vacant or under-utilized sites in the central areas of the County; and
- C** Create or maintain standards that incentivize or require development patterns that are compact and contribute to mixed-use neighborhoods and corridors, which promote multiple modes of transportation to reduce emissions, and support infill to encourage compact development.

Efficient land use patterns are encouraged through policies and incentives identified in *Policy FLU 4.1.1 Identify Infill and Redevelopment Opportunities* and *Objective FLU 4.2 Provide Performance Standards for Redevelopment and Infill Development in Target Areas to Support Multimodal Mobility and Prevent Urban Sprawl*. The County shall direct growth in a manner which supports multimodal transportation, while enhancing transit service for residents in accordance with *Objective FLU 4.3 Support of the Multimodal Transportation Network*.

Policy FLU 2.5.2 Cluster Development

Cluster developments are intended to organize growth in environmentally sensitive areas to conserve natural resources such as biodiversity, water, and energy, by reducing lot sizes to create common open space areas. The conservation of natural resources shall be considered throughout all stages of development, including design, construction, and post-construction phases. Cluster developments shall ensure the preservation and enhancement of natural resources for the purpose of minimizing development-related impacts on surrounding habitats and improving biodiversity in urban environments.



The County shall update the Land Development Code (LDC) to provide for clustering of uses in order to achieve benefits that include, but are not limited to:

- A** Preservation of environmentally sensitive lands, Florida-Friendly, water-conservative plant species, and groundwater aquifer recharge and water resource areas;
- B** Reduction of habitat fragmentation;
- C** Maintenance of habitat patches and corridors;
- D** Allowing for creative design to maximize open space; and
- E** Provision for open space for aesthetic and buffering purposes.

Policy FLU 2.5.3 Vegetative Resources, Tree Canopy, and Urban Forestry

- A** The County shall continue to require the preservation of trees on development sites and the replacement of trees removed during development activities through provisions in the Land Development Code that implement this Policy, which, at a minimum:
 - 1 Requires a permit for the removal, relocation or replacement of trees;
 - 2 Requires the use of protective barriers to prevent the destruction/damage of trees during construction;
 - 3 Requires that logging permits include conditions for restoration, buffers between residential areas, public parks and water bodies, and preservation of rare or historic trees; and
 - 4 Provides for tree replacement standards, including minimum caliper and species type.
- B** The County shall encourage the use of native plant or Florida-Friendly species to promote local biodiversity and increase resilience. Responsible management of pests shall be encouraged to reduce pesticides and chemicals, according to Florida-Friendly practices.
- C** The County shall implement standards for the preservation of large canopy trees, particularly along collector and arterial roads where they contribute to the livability of the built environment by one or more of the following:
 - 1 Casting shade over roads, sidewalks and parking areas to improve conditions for pedestrians;
 - 2 Providing visual screening of new development along major roadways; and
 - 3 Reducing energy use by moderating temperatures in and around buildings.
- D** The County shall lead efforts by demonstrating best practices, including, but not limited to, the following:
 - 1 Maintaining trees and native vegetation on County property and expanding tree coverage on rights-of-way for streets, sidewalks, and trails.



- 2 Promoting the diversity of tree species in the urban forest.
- 3 Educating the public on the role of trees and vegetation in managing stormwater, regulating the micro-climate, supporting walkability, and improving biodiversity.

Policy FLU 2.5.4 Dark Skies Protection

The County shall continue to enforce the Outdoor Lighting Requirements provisioned by the Land Development Code to ensure that exterior lighting positively enhances the visual impact of a building and reduces harmful impacts on the natural environment. Requirements shall continue to follow the guidance of the International Dark Sky Community Designation Guidelines for the purpose of minimizing the negative impacts of light pollution on public safety, human well-being, and environmental health. Exterior lighting is associated with harmful health outcomes by interrupting the circadian rhythm and reducing environmental quality by disrupting species' migration patterns. Minimum ordinance provisions necessary to ensure lighting solutions shall include:

- A** Requirements to submit an exterior lighting plan, including the location of all proposed or existing outdoor light fixtures, the foot candle emissions of such fixtures, color temperature, a description of all outdoor light fixtures or other illuminating devices for use on the property, and any additional relevant information required by the County.
- B** Requirements to control lighting intensities, illumination levels, and color temperature in accordance with the standards of the International Dark Sky Community Designation Guidelines.
- C** Cut-off fixtures to direct light downwards, in addition to time controls and motion detectors.
- D** Recommendations to encourage retrofitting fixtures put in place before Dark Sky standards were adopted.

Policy FLU 2.5.5 Green Building Practices

The County shall minimize the environmental impact of human activity and conserve natural resources to maintain availability for future use by enhancing and maintaining energy conservation efforts through green building practices and low-impact development strategies, including, but not limited to, the following:

- A** Continuing to support state and federal incentives for projects which are certified by Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC). The County shall encourage green building practices across a wide variety of development and construction practices to conserve and protect natural resources. The County shall continue to enable and support "Low Impact Development" stormwater techniques regardless of a project's certification.
- B** Establishing standards in the Land Development Code to introduce a diverse mix of energy sources such as solar. At a minimum, efforts to decrease reliance on fossil fuels shall include:
 - 1 Supporting solar energy facilities;



- 2 Incentivizing solar power; and
- 3 Implementing requirements to support and prepare for emerging electric vehicle technologies by providing electric vehicle charging abilities.
- C** The County shall demonstrate leadership in Green Building by incorporating best practices into new and existing facilities.
- D** Any condominium or homeowner association for a new development shall meet the following requirements if it does not pay the power bill of individual residential units. In such cases, the association will be required to include in its rules the procedures whereby a property owner can receive permission to install solar panels, solar collectors, and energy-efficient and storm hardened windows and doors.
- E** A FAR bonus of 20% is available for projects that meet the minimum green certification level for the following standards:
 - 1 Leadership in Energy and Environmental Design (LEED) New Construction (NC) version 2.2 or Core and Shell version 2.0 and Commercial Interiors version 2.0.
 - 2 Florida Green Building Coalition (FGBC) certification Green Standard version 5.0, Green Commercial Building Standard version 1.0 or Green Hi-Rise Residential Building version 1.0. The following procedure involving conferences with County staff must be satisfied to receive the FAR bonus for green certification:
 - a. Pre-application conference.
 - b. LEED/FGBC pre-construction submittal conference.
 - c. LEED/FGBC construction submittal conference.
 - d. LEED/FGBC mid-point construction conference.
 - e. All materials shall be submitted to the County for review prior to submittal to the US Green Building Council (USGBC) or FGBC.
 - 3 FAR bonuses for nonresidential uses shall be limited to the urban service area, excluding the State designated environmental protection areas, and must be connected to sewer and water services.

Policy FLU 2.5.6 Conservation of Water Resources

The County shall continue its ongoing efforts to conserve water by guiding land development patterns into water-efficient urban forms by continuing to consider revisions to the Land Development Code that reduce the need for irrigation of landscaping. Water conservation requirements include the use of Florida-Friendly landscaping materials in buffers and other landscaped areas. The use of native and Florida-Friendly species protects the environmental quality of surrounding neighborhoods while promoting the public health, safety, and general welfare of the citizens of the County by conserving water and filtering runoff. Preservation of existing vegetation shall count towards buffer requirements. To preserve the quality of water resources, the County



shall continue to implement the Fertilizer Ordinance which minimizes nitrogen and phosphorous runoff.

Policy FLU 2.5.7 Water Conservation Programs

The County shall also conserve water resources through continuation of the Seminole County Water Conservation Program, which includes, but is not limited to, the following projects:

- A** Demonstration Garden. Continue, if financially feasible, to operate a “demonstration garden” of Florida-Friendly plants at the County’s Environmental Studies Center, prepare and implement a new site at the Seminole County Extension Office at Five Points, on US 17-92, in partnership with the Seminole County Master Gardeners, in creating a Water Wise Learning Garden for citizens. The presence of this Garden shall also result in a savings of water by Seminole County and provide educational benefits to the public by showcasing the benefits of native plants.
- B** Public Education. Continue, if financially feasible, the public education efforts in water conservation through the provision of information via the County’s website and presentations on water conservation issues throughout the community (schools, festivals, special events, civic groups and garden clubs). Expand the public education efforts through programming to be aired on Seminole Government Television (SGTV) for a series about environmental issues (including water conservation) and a series of before and after of the Water Wise Learning Garden.
- C** Appropriate Irrigation Systems. Continuation, if financially feasible, of the program for the provisions of water-conservative irrigation systems for single-family homes.
- D** Enforcement. Continued enforcement of Water Conservation Ordinance 2009-24, which is in accordance with Rule 40C-2.042(2) (a) and (b), Florida Administrative Code, with a trained team of employees who patrol service areas of the County for violation of water limits. Identification of violators results either in outreach opportunities to educate, or imposition of fines when restrictions are continually disregarded.
- E** Other conservation programs are scheduled for completion following the adoption of the 2022 Water Supply Facilities Work Plan.



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GOAL 3: MAINTAIN RURAL PLACES

PROTECTING SEMINOLE COUNTY'S RURAL HERITAGE AND CHARACTER

The County shall continue to support rural lifestyles and landscapes within its boundaries by maintaining areas of rural character and cultivating agricultural and resource-based businesses.

OBJECTIVE FLU 3.1 PRESERVE RURAL CHARACTER AREAS IN SEMINOLE COUNTY

The County shall continue to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in Seminole County, particularly the East Rural Area as defined in *Objective 3.2*, and thereby ensure the rural lifestyle is available to future residents.

Policy FLU 3.1.1 Rural Character of the East Rural Area

The County shall preserve the rural character of the East Rural Area in accordance with *Objective FLU 3.2 Preserve Rural Character In East Seminole County* and all applicable policies within this Goal.

Policy FLU 3.1.2 Rural Character of the Wekiva River Protection Area

The County shall preserve the rural character of the Wekiva River Protection Area in accordance with *Objective FLU 2.3 Preservation of the Natural Resources and Rural Character of the Wekiva River Protection Area*. Development within the Protection Area shall maintain low densities and prioritize the protection of natural resources.

Policy FLU 3.1.3 Recognition of Rural Enclaves

The County shall establish a program and provide an overlay to preserve and protect the rural character of rural enclaves within the County's urban area. The County shall continue to support rural neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions.

- A** The purpose of preserving the rural enclaves throughout the County include:
 - 1 To maintain a lifestyle preference for residents currently living in designated communities.
 - 2 To slow or limit the need for expansion of urban services.
 - 3 To create a transition or buffer to existing natural conservation areas.
- B** The areas appropriate for designation as rural enclaves would meet several of the following criteria:
 - 1 Large residential lots with agricultural 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.
- C** The County shall develop overlay standards for the rural enclaves to meet the stated purposes for each rural community. Different approaches may be appropriate for transitional rural enclaves that provide buffering to permanent natural conservation areas versus enclaves that are mainly driven by resident preferences which may change over time. Factors including density, design, and infrastructure impacts.

Policy FLU 3.1.4 Chuluota Nonresidential Design Standards

- A** The County shall continue to enforce design standards for nonresidential development in the Chuluota Design Area, as shown in *Exhibit FLU: Chuluota Design Area*, for the purpose of maintaining the rural character of the Chuluota Area. Nonresidential development shall mean office uses, commercial uses, and any other use that is nonresidential in character as that term may be defined in the implementing ordinance.
- B** The adopted nonresidential design standards shall apply to all properties in the Chuluota Design Area which have, at the time of the adoption of this amendment, or which are subsequently amended to have, a land use designation allowing nonresidential development. The standards may be applied to individual properties within the Chuluota Design Area by ordinance, development order or any other lawful means.

Policy FLU 3.1.5 Rural Design Standards

The Land Development Code shall continue to include design standards for new development within the rural areas of the County for the purpose of maintaining the rural character.

The County shall be encouraged to develop an overlay specifying where Rural Design Guidelines are applicable, which may include the East Rural Area, Rural Enclaves, and other transition areas. The County shall also consider coordinating with neighboring jurisdictions on opportunities to establish joint design guidelines within transition areas.

The design guidelines will provide guidance for new construction in rural areas that emphasize natural features, agrarian character, and Florida vernacular rural styles (e.g., Florida Cracker Architectural Style) pertaining to structures, landscape, and site configuration.

Policy FLU 3.1.6 Landscaping and Maintenance Standards for Rural Roadways

The County will maintain landscaping/maintenance standards for roadways in rural areas (including SR 434 and Florida Avenue) that protect the rural character of the area. These standards shall include:

- A** Access management;
- B** Trees and landscaping;
- C** Accommodation of bike/pedestrian movement with the use of trails where possible, rather than sidewalks;
- D** Speed limits, signage, markings, and other operational devices;



- E** Drainage;
- F** Maintenance; and
- G** Utilities.

Policy FLU 3.1.7 Rural Lighting Standards

In order to preserve the rural character and public values of the Rural Boundary, Seminole County shall plan to adopt Dark-sky friendly, rural lighting standards within the Land Development Code, in accordance with *Policy FLU 2.5.4 Dark Skies Protection*. The standards shall address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to oncoming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

Policy FLU 3.1.8 Rural Cluster Development

The County shall continue to enforce Land Development Code provisions relating to Rural Clustering designed to:

- A** Preserve open space along roadway corridors;
- B** Preserve open space in rural residential areas;
- C** Preserve natural amenity areas;
- D** Enhance the rural character of the area; and
- E** Ensure that development along roadway corridors improves or protects the visual character of the corridor by encouraging the clustering of dwelling units, as long as lots are no smaller than one-half acre, in order to ensure the perpetual preservation of the undeveloped buildable land as open space.

The Rural Cluster regulations are intended to affect the location of dwelling units, not increase the density beyond what is authorized by the future land use designation, except as otherwise provisioned in this Element. The County shall reinforce the provisions of *Policy FLU 2.5.2 Cluster Development*, with the incorporation of the preservation of agricultural lands as open space.

OBJECTIVE FLU 3.2 : PRESERVE RURAL CHARACTER IN EAST SEMINOLE COUNTY

The County shall continue to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in East Seminole County within the Rural Area as defined in the Seminole County Charter, referred to herein on occasion as the "East Rural Area", (as shown in *Exhibit FLU: Rural Area Legal Description* and *Exhibit FLU: Rural Boundary Map*) and thereby ensure the rural lifestyle is available to future residents.

Policy FLU 3.2.1 Recognition of East Rural Area

The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal Description for Rural Areas" and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the



FLU Exhibit of this Plan. "East Rural Area" for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description.

The County shall continue to enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.

Policy FLU 3.2.2 Protection of Natural Resources

The County shall:

- A** Protect wetland and floodprone areas in the East Rural Area consistent with the provisions of the Future Land Use and Conservation Elements of this Plan and through the potential purchase of properties with funds deriving from the Natural Lands Program authorized by voter referendum in 1990 and 2000.
- B** Periodically re-evaluate the effectiveness of the County Arbor Ordinance, referenced by *Policy FLU 2.5.3 Vegetative Resources, Tree Canopy, and Urban Forestry*.
- C** Protect groundwater systems in the East Rural Area as depicted in *Exhibit FLU: Resource Protection Areas*, including, but not limited to, the "Geneva Freshwater Lens" by:
 - 1 Continuing to permit only large lot residential development in the East Rural Area to minimize water consumption and maximize aquifer recharge due to small impervious surface areas;
 - 2 Relying on a system of small individual residential wells for the provision of potable water that disperses the potentially adverse effects of groundwater drawdown associated with excessive pumping of the aquifer;
 - 3 Relying on properly installed and periodically inspected septic tanks on large lots that return water to the aquifer to be the primary system of wastewater disposal; and
 - 4 Relying on stormwater management systems designed as required by the Rural Subdivision standards enacted in accordance with the provisions of this Plan to maximize recharge of stormwater into the aquifer.
- D** Protect the Econlockhatchee River in East Seminole County by:
 - 1 Regulating development within the River basin in accordance with *Policy FLU 2.2.5 Wekiva and Econlockhatchee River Protection* and *Policy FLU 2.2.6 Econlockhatchee River Basin Protection*;
 - 2 Continuing to regulate development adjacent to the Econlockhatchee River in accordance with the Econlockhatchee River Protection



Overlay Standards Classification, which implements *Policy FLU 2.2.6 Econlockhatchee River Basin Protection*;

- 3 Purchasing properties, when appropriate, with funds from the Natural Lands Program and other Federal, State, and regional programs; and
- 4 Enforcing provisions in the Land Development Code regarding additional bridge crossings of the Econlockhatchee River.

E Protect the St. Johns River by:

- 1 Continuing to enforce the Environmentally Sensitive Lands Overlay (see *Policy FLU 2.2.2 Wetlands Protection*); and
- 2 Purchasing properties, when appropriate, with funds from the Natural Lands program and other Federal, State and regional programs.

Policy FLU 3.2.3 Rural Roadway System Level of Service Standards

The County has adopted rural roadway level of service standards. The major and minor roadway system in the East Rural Area currently consists of two lane facilities. County Road 419 west of Snowhill Road (formerly Chuluota Bypass) is the only segment programmed for a four lane improvement. The other roads are not expected to require, nor are they planned to receive, capacity improvements over the 20 year planning period. The County shall discourage additional roadway capacity expansions and proceed to regulate these facilities consistent with the East Seminole County Scenic Corridor Overlay District requirements.

Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County

The County shall continue to enforce Land Development Code provisions relating to the East Seminole County Scenic Corridor Overlay District Ordinance for major roads in East Seminole County in order to regulate land development along major roadways to improve or protect the rural character of the area.

For major roadways, the overlay corridor classification shall extend 200 feet on each side of the road right-of-way which will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.

For minor roadways, the overlay corridor district will extend to a point between 50-100 feet on each side of the road right-of-way which will generally correspond to the building, parking and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.

The overlay district shall regulate land development along the roadway system in the East Rural Area by, at a minimum, establishing standards for:

- A** Land use types and frequencies;
- B** Preservation, removal/replanting of existing canopy trees;
- C** Planting of new canopy trees;



- D** Landscaping requirements;
- E** Clearing setbacks and restrictions;
- F** Building character, setbacks, locations, and height restrictions;
- G** Location of parking;
- H** Location of equipment storage;
- I** Walls, fences, entrance features and similar structures;
- J** Location and design of retention ponds;
- K** Access management;
- L** Number of travel lanes;
- M** Number and location of traffic signals;
- N** Absence or presence of overhead powerlines or their presence on only one side of the street with lateral crossings underground;
- O** Location and design of signage;
- P** Location and design of street lights; and
- Q** Easements, deed restrictions and other instruments required to perpetually preserve the undeveloped portion of the roadway corridor.

For the purposes of this policy the term "major roadway system" means County Road 419, State Road 46, County Road 426, and Snowhill Road, to the extent that they are located in East Seminole County.

For the purposes of this policy the term "minor roadway system" means Florida Avenue, Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, Snowhill Road (formerly Chuluota Bypass), Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road, south of State Road 46, Osceola Road, and Mullet Lake Park Road.

Policy FLU 3.2.5 Use of Design Standards for Roadways Serving East Rural Area Neighborhoods (Rural "Complete Streets")

The County shall protect the character of the East Rural Area through the use of design standards that require public facilities serving the East Rural Area, including roadways intended as "Complete Streets" in the East Rural Area, to be designed in a context sensitive manner to ensure protection of the character of the East Rural Area.

Policy FLU 3.2.6 Prohibit Future Connection of Florida Avenue with Stone Street

To preserve the East Rural Area of Seminole County and maintain the rural character of entrance roadways into the East Rural Area, any future connection of Florida Avenue with Stone Street shall be prohibited.

Policy FLU 3.2.7 Facilities Improvements Consistent with the Rural Character

Improvements to public facilities shall be accomplished whenever possible in a manner to preserve or enhance the rural character of East Seminole County. This criteria shall apply the level of service standards, location, design standards, materials, and any other items impacting the final result.

**Policy FLU 3.2.8 Methods of Providing Potable Water Outside of the Urban Service Area (as defined in the Introduction Element)**

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants outside the urban service area;
- B** Encourage private central systems that exist as of the adopting date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage the expansion of service areas; and
- C** Require that new development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if it is demonstrated by the proponents of the system expansion, or by the State Department of Health or other public health entity, that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated, but a future land use change shall not occur.

Policy FLU 3.2.9 Methods of Providing Sanitary Sewer Outside of the Urban Service Area (as defined in the Introduction Element)

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater outside the urban services area;
- B** Encourage private central systems that exist as of the effective date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage the expansion of service areas;
- C** Require that new development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if it is demonstrated by the proponents of the system expansion, or by the State Department of Health or other public health entity, that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated, but a future land use change shall not occur.

Policy FLU 3.2.10 Methods of Managing Stormwater

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Regulate stormwater management consistent with Countywide regulations with the objective of maximizing aquifer recharge, minimizing flooding and protecting wetland systems; and
- B** Continue to use Municipal Service Benefit Units to fund drainage improvements when appropriate.



Policy FLU 3.2.11 Methods of Collecting and Disposing of Solid Wastes

Consistent with the provision of services and facilities within the East Rural Area, the County shall continue to use the solid and hazardous waste collection and disposal systems provided throughout the County to serve the East Rural Area.

Policy FLU 3.2.12 Code Enforcement and Implementation

A General - The County shall:

- 1 Continue to enforce Rural Subdivision Standards, as necessary, designed to meet the unique needs of the East Rural Area;
- 2 Continue to provide inspection and code enforcement services in the East Rural Area; and
- 3 Continue to pursue a Joint Planning Agreement with the City of Winter Springs for the purpose of achieving *Objective FLU 3.2 Preserve Rural Lifestyles in Seminole County*.

B Existing Conditions

It is the intent of the County to guide the future development and use of the East Rural Area as depicted in *Exhibit FLU: Rural Boundary Map*. For the purposes of the lands within the East Rural Area (including Suburban Estates, Rural-3, Rural-5, and Rural-10 land use designations) structures existing as of the adoption date of the 1991 Comprehensive Plan shall be permitted to be rebuilt in the event of a natural disaster or act of God or be otherwise improved as long as the gross density of residential property or intensity of nonresidential property is not increased and/or the land use remains consistent with those regulations in effect as of the adoption date of the 1991 Comprehensive Plan. Lots and parcels of record as of the date of adoption of the 1991 Comprehensive Plan, with the exception of those with a Suburban Estates future land use designation assigned to the property, shall be allowed to be built upon even if they do not conform to the currently adopted building site area regulations, as long as all other land development regulations are met and the lot was legally created prior to 1991.

The County shall provide that lots or parcels of record, platted or unplatted with a zoning of A-3, A-5 or A-10 that have been or are reduced in size by the amount of land dedicated or conveyed for public road rights-of-way, shall be considered as if there had been no such reduction in size for purposes of land use consistency and dwelling unit yield determination. Furthermore, such dedication or conveyance shall not operate to divest property owners of any rights existing under the existing provisions of Section 35.2(a) of the Land Development Code of Seminole County or any other vested property rights whenever such lots or parcels of record that qualified under Section 35.2(a) of the Land Development Code of Seminole County for subdividing prior to a Right of Way dedication or conveyance, have been or are reduced by twenty (20) percent or less in size by land dedicated or conveyed for public road rights-of-way. Such lots or parcels can be subdivided consistent with that Section provided that one lot created shall meet the minimum lot size requirement of the applicable zoning district and the other lot shall have



a buildable area equal to at least one acre located above the 100-year floodplain elevation. For example, a parcel (platted or unplatted) that was originally ten acres in size that now contains only 9.17 acres located above the 100-year floodplain elevation because, and solely because, land from the original parcel was dedicated or conveyed for a public road right-of-way, will be considered a ten acre parcel.

Lots and parcels of record assigned the Suburban Estates Future Land Use designation and which have a residential zoning classification within the Suburban Estates land use designation, shall be permitted to be developed provided that all applicable zoning regulations and land development regulations are met and the lot was legally created prior to 1991.

Parcels of record shall include all parcels of land recorded and all lots which are part of a subdivision plat, 5 Acre Resolution or Waiver to Subdivision Regulations which have received final approval or execution prior to the adoption of the 1991 Comprehensive Plan.

Parcels of record, as described herein and determined to be in fact and completely environmentally sensitive lands, shall be allowed to build a maximum of one single family residence per such parcel of record as subject to any and all other development regulations, requirements and restrictions. *(See Future Land Use Element - Definitions of Future Land Use Designations - Conservation regarding allowed uses and special provisions of development.)*

This provision is based on the following findings:

- 1 These lots and parcels are a generally accepted development pattern by residents of the East Area of Seminole County;
- 2 The grandfathering of these certain lots and parcels will not adversely affect the overall intent and objectives of the East Rural Area Plan;
- 3 Development of lots deriving from these lots and parcels will be subject to all Land Development Code provisions and therefore will further implement the provisions of the East Rural Area Plan; and
- 4 There are expressed expectations and intent by these existing property owners to use their property in a certain manner as evidenced through their application form and action by the County to record a parcel, approve and maintain as valid a final Development Order or execute a Five-Acre Resolution.

C Family Farms

The County shall facilitate the continuation of the family farm by permitting family subdivisions. It is the intent of the Rural-10 and Rural-5 land use designations to permit the development of tracts of land for the use of family members for their primary residences. For the purpose of the Rural-10 and Rural-5 designations, property developed and/or subdivided for the use of immediate family members for their primary residence shall not be limited in density to one dwelling unit per 10 acres, but may be developed for up to three family residences on a minimum of 10 acres notwithstanding the density pursuant to the clustering provisions established in this Plan. Immediate family is defined as



persons related by blood, marriage, or adoption, such as parents, spouses, siblings and children. Those provisions shall not be construed to permit land to be subdivided in a lot size smaller than one acre.

OBJECTIVE FLU 3.3: PRESERVE EXISTING RURAL NEIGHBORHOODS

To protect the existing rural character in established, existing, large-lot residential neighborhoods within the specified East Rural Boundary and rural neighborhoods within the urban area of Seminole County.

Policy FLU 3.3.1 Protection of Character of East Rural Area Neighborhoods

- A** The County shall seek partnerships and grant assistance in order to support the citizens of Geneva to provide infrastructure improvements that support and reinforce the historic character of the area.
- B** The County shall protect the character of the East Rural Area through the use of performance standards that require that public facilities serving the East Rural Area, including roadways, shall be designed in a context sensitive manner to ensure protection of the character of the East Rural Area.
- C** Development in the East Rural Area shall be guided by performance standards in the Land Development Code that limit densities in accordance with the Future Land Use designation; preserve natural and agrarian areas; allow limited commercial uses in village settings or as roadside stands on bona fide agricultural properties; provide use restrictions and tree protection standards; limit the extension of urban infrastructure; provide opportunities for nature-based recreation and protect the Geneva Freshwater Lens, watersheds, wetlands and sensitive upland systems.

Policy FLU 3.3.2 Rural Residential Cluster Subdivision Standards

Consistent with *Policy 3.1.8– Rural Cluster Development*, lots within proposed Rural Cluster Subdivisions shall be arranged in a contiguous pattern and shall minimize disturbance to natural resources and environmentally sensitive areas. Individual lots shall not be platted into required open space. Open space shall be continuous and shall contain any environmentally sensitive features of local or regional significance. Road lengths within a Rural Cluster shall be minimized. Pedestrian circulation shall be provided via trails and paths that provide access between the open space features and the homes. Horse stables for personal use shall be permitted within Rural Cluster Subdivisions.

The Rural Cluster land use designation recognizes historically rural settlements and subdivisions. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies for Rural Clusters shall focus on preserving rural character, ensuring compatibility with the surrounding Rural/Agriculture areas, and protecting the historic and natural resources which make these communities unique.



The design principles for rural neighborhoods are:

A Open Space Standards

- 1 Maintain open vistas and protect integrity of rural character roadways.
- 2 Minimum fifty (50) percent Open Space requirement.
- 3 Criteria to form open space that will ensure the creation or addition to a network of open spaces connected to regional open space.
- 4 Private maintenance of open space.

B Residential Development Standards

- 1 Lots shall be arranged in a contiguous pattern and shall minimize disturbance to natural features.
- 2 The rural appearance of land shall be protected and preserved as rural when viewed from public roads and abutting properties. The amount of road length required to serve a subdivision shall be minimized.
- 3 Individual lots shall not be platted into the required open space.
- 4 Environmentally sensitive lands and bona fide agricultural uses may be preserved and integrated into the connected open space network.
- 5 Rural roadway levels of service shall apply; within rural neighborhoods, trails may also be permitted in lieu of paved roadways.

Rural Cluster Subdivisions as noted in *Policy FLU 3.3.3 Rural Residential Cluster Subdivision Standards* may be permitted in order to preserve open space assets, but densities shall remain consistent with designated future land use classifications.

Policy FLU 3.3.3 Mobile Homes

The County shall continue to provide opportunities for mobile homes through the following actions:

- A** Continuing to allow existing mobile homes as permitted uses where previously permitted and allow as permitted uses in the zoning classifications permissible on lands with the Future Land Use designations of Rural-3, Rural-5, and Rural-10, as shown on *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*. Manufactured housing and mobile homes shall be allowable consistent with the description of allowable uses for Rural-3, Rural-5, and Rural-10 contained in the section of the Future Land Use Element of the Seminole County Comprehensive Plan entitled "Definitions of Future Land Use Designations and Overlays";
- B** Continuing to allow minimum parcel size for manufactured housing developments to promote affordable housing; and
- C** Continue to enforce Land Development Code provisions for locating manufactured housing/mobile homes, including standards for access, compatibility with surrounding land uses, construction standards, impact on infrastructure, and appropriate length of use.



Policy FLU 3.3.4 Myrtle Street Study Area Urban Conservation Village Development Concept

The County shall provide for creative design concepts focused on preservation of natural open spaces, sensitive lands and area character in the Myrtle Street Special Study area to:

- A** Maximize preservation of conservation areas and unique features of the site;
- B** Encourage creative design by clustering homes into “villages” surrounded by natural open spaces;
- C** Incorporate trail and pedestrian opportunities;
- D** Promote enhanced street systems resulting in reduced infrastructure and impervious surfaces;
- E** Provide for stormwater conveyance and retention that exceeds on-site requirements;
- F** Allow for the ability to add density in Sub Area - 1 as depicted in *Exhibit FLU: Myrtle Street Urban Conservation Village Area*, up to an additional 1.0 dwelling unit per buildable acre, not to exceed a total of 2.0 dwelling units per buildable acre. To qualify for the additional density, at least fifty (50) percent of the site must be preserved as common open space exclusive of wetlands, floodplains, and other elements protected from development. Further the applicant must connect to central water and sewer, provide an enhanced stormwater volume reduction and water quality treatment system by limiting post development stormwater discharge volumes to be no greater than pre development stormwater discharge volumes and provide water quality treatment at a level fifty (50) percent greater than the current County and St. Johns River Water Management District requirement, and shall develop and implement a restoration and management plan for the preserved open space; and
- G** Applied to tracts of land with the Suburban Estates land use designation.

OBJECTIVE FLU 3.4 MAINTAIN THE ECONOMIC VIABILITY OF AGRICULTURAL PRODUCTION AND RURAL USES

Agricultural, rural, and nature-based businesses are economic generators, contribute to the County’s long-term food security, maintain open lands, and preserve rural character. The term “businesses” in this section shall be understood to include nonprofit entities engaged in relevant activities.

The County shall encourage the preservation of agriculture, rural, and nature-based uses as an economically viable long- and short-term use of land in rural areas.

Policy FLU 3.4.1 Agricultural Primacy

The County shall encourage continuation of agricultural operations in rural areas of Seminole County, particularly in the East Rural Area. Agricultural uses on lands that have an agricultural exemption from the Seminole County Property Appraiser will be considered to have “primacy” in the East Rural Area. Primacy means that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests.

**Policy FLU 3.4.2 Land Development Code Provisions to Accommodate Rural Uses**

The County shall continue to enforce Land Development Code provisions regarding the "Rural" series of land use designations with the institutional, public, and other support uses offered as conditional uses to the appropriate Rural zoning classification.

The Land Development Code shall continue to permit a variety of compatible rural, agricultural, and resource-based uses within the East Rural Area to ensure the continuation of businesses that maintain large, connected areas of open space or open working lands. Such uses may include farming, ranching, native plant nurseries, equestrian facilities, tree planting and preservation, and nature-based activities.

The Land Development Code shall regulate solar facilities in rural areas consistent with state statutes and requiring incorporation of wildlife-friendly practices.

Policy FLU 3.4.3 Support for Agricultural, Rural, and Nature-Based Businesses

The County shall identify opportunities to support the ongoing viability of agricultural and nature-based businesses which may include:

- Supporting the establishment of an independent rural and nature-based business council to provide a mutual support and information network;
- Conducting economic studies of agricultural and nature-based uses including business outlook and alternative revenue streams such as grants and carbon offset programs; and
- Identifying and educating rural businesses on available resources such as grant funding, technical assistance, or other existing programs.

Policy FLU 3.4.4 Agritourism

The County shall support agritourism for the purpose of increasing awareness of locally grown or raise agricultural products and providing alternative revenue sources to support the continuing viability of agricultural enterprises.

Agritourism activities should be subordinate to and supportive of ongoing agricultural use of the property or properties.

Consistent with F.S. 570.85, the Land Development Code shall continue to regulate construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public consistent with the regulations associated with the proposed use.

Policy FLU 3.4.5 Agriculture Advisory Committee

The County's Agricultural Advisory Committee will meet on an annual basis for purposes of developing recommendations to the Board of County Commissioners that support Agritourism, including opportunities for cooperation, conflict resolution, regulatory streamlining, and other incentives.



OBJECTIVE FLU 3.5 RURAL LAND USE CATEGORIES

The County has established three similar, yet very distinct, future land use designations assigned to the East Rural Area of Seminole County as depicted in Exhibit FLU: Future Land Use Map.

Purposed and Intent

These three land use designations are intended to work in harmony to maintain the rural character, lifestyle and agricultural potential of the East Rural Areas of Seminole County.

The creation of these land use descriptions also benefits the public by providing for an area in Seminole County in which a reduced level of investment for public facilities is required and, accordingly, less public demands and expectations relating to such facilities.

Additionally, the creation of these land use designations will assist the County in implementing its overall Plan strategies to maintain the rural character and lifestyle of certain areas in the County and promote the protection of agricultural uses and the environment.

The land use designations derive from and are primarily based upon the "1991 East Seminole County Rural Area Plan" and "1999 Seminole County Chuluota Small Area Study".

Policy FLU 3.5.1 Rural-3

- 1 The Rural-3 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per three net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: Maintain the rural character of the area by developing at a very low in-tensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;

Permit horses and other livestock on large residential lots;

Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and

Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

Uses - The Rural-3 Future Land Use Designation permits the following uses:

- a. Rural residential development at a density equal to or less than one dwelling unit per three net buildable acres or one free standing mobile/ manufactured home and accessory uses per three net buildable acres;
- b. Publicly and privately owned parks and rural recreation facilities;



- c. Civic assembly, country clubs (over 10 acres in size) and home occupations;
- d. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- e. Public elementary schools; and
- f. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.

2 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services (see Exhibit FLU: Services and Facilities by Classification).

3 Special Provisions

Travel trailer parks and campsites are permitted on a short-term basis (established at time of approval), and must be located in less densely populated areas having natural or man-made recreation facilities in the vicinity.

Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the development and riding trails.

Policy FLU 3.5.2 Rural-5

- 1 The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:
 - a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community;
 - b. Permit horses and other livestock on large residential lots;
 - c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
 - d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).
- 2 Uses
 - a. The Rural-5 Future Land Use Designation permits the following uses:



- b. Rural residential development at a density equal to or less than one dwelling unit per five net buildable acres or one free standing mobile/manufactured home and accessory uses per five net buildable acres;
 - c. Publicly and privately owned parks and rural recreation facilities;
 - d. Civic assembly, country clubs (over 10 acres in size) and home occupations;
 - e. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
 - f. Public elementary schools; and
 - g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.
- 3 Service and Facilities
- This land use requires an adequate, rural level of service for public safety and other services (see Exhibit FLU: Services and Facilities by Classification).
- 4 Special Provisions
- a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in less densely populated areas having natural or man-made recreation facilities in the vicinity.
 - b. Family subdivisions are allowed in this land use designation consistent with County policy.
 - c. Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the development and riding trails.

Policy FLU 3.5.3 Rural-10

- 1 The Rural-10 Future Land Use Designation allows agricultural and attendant uses and rural residential development at densities equal to or less than one dwelling unit per 10 net buildable acres, or one dwelling unit per five net buildable acres, when utilizing the R-10 density bonus. This land use is established to accommodate the continuation of agricultural pursuits and allow residential development on large lots to:
 - a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;



- b. Permit horses and other livestock on large residential lots;
- c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
- d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

2 Uses

- a. The Rural-10 Future Land Use category permits the following uses:
- b. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- c. Rural residential development at a density equal to or less than one dwelling unit per 10 net buildable acres; one dwelling unit per five buildable acres when utilizing the R-10 density bonus; or one free standing mobile/manufactured home and accessory uses per 10 net buildable acres;
- d. Publicly and privately owned parks and rural recreation facilities;
- e. Civic assembly, country clubs (over 10 acres in size) and home occupations;
- f. Public elementary schools; and
- g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, other and public structures.

3 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services.

4 Special Provisions

- a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in areas of less densely populated areas having natural or man-made recreation facilities in the vicinity.
- b. Family subdivisions are permitted in this land use category consistent with County policy.
- c. Fifty percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet), or one acre when utilizing the R-10 Density Bonus. Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the RPD development and riding trails.
- d. **Density Bonus** The overall net density of the project may be increased up to one (1) dwelling unit per five (5) net buildable



acres by utilizing the clustering provisions outlined in *Policy FLU 3.1.8 Rural Cluster Development* with the exception that lots must be sited on a minimum of one acre lots. The density bonus may be awarded based on the amount of buildable land preserved as open space. Each project would be authorized a total of two (2) dwelling units for each eight (8) buildable acres of land that would be preserved under an open space easement.

Policy FLU 3.5.4 Suburban Estates

1 Purpose and Intent

The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.

This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Further, however, uses such as golf courses will not be computed as open space for the purpose of meeting the requirements of the Land Development Code.

2 Uses

- a. Single family residences on a minimum of one acre;
- b. General rural uses;
- c. Houses of worship, country clubs (over 10 acres in size) and home occupations;
- d. Public elementary schools, public middle schools and public high schools; and
- e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.

3 Services and Facilities

This land use requires an adequate level of service for public safety and may permit reduced standards for other services (see Exhibit FLU: Services and Facilities By Classification).

4 Special Provisions

None.

**Policy FLU 3.5.5 Accessory Dwelling Units**

Accessory Dwelling Units in the Rural-3, Rural-5, and Rural-10 future land use designations shall be permitted by right but shall be subject to applicable Land Development Code regulations such as building height and setbacks.



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GOAL 4: GROW WALKABLE, ACTIVE PLACES

To encourage efficient use of land and infrastructure; supply adequate, varied housing choices; and support business opportunities by creating and enhancing economically vibrant, active places that enable walking, bicycling, and public transit multimodal transportation. Promote new activity and vitality in focus areas through redevelopment and infill development to minimize the environmental impact of growth consistent with the 2008 Central Florida Regional Growth Vision ("How Shall We Grow") and Envision Seminole 2045.

OBJECTIVE FLU 4.1: REDEVELOPMENT, REVITALIZATION AND ENHANCED WALKABILITY

The County shall direct development to major centers and corridors with access to major transportation networks, prioritizing areas with existing infrastructure or redevelopment potential and promoting infill development to enhance walkability to services, amenities, and economic opportunities.

Policy FLU 4.1.1 Identify Infill and Redevelopment Opportunities

The County shall encourage infill and redevelopment by maintaining future land use and zoning districts that enable compact, walkable land use patterns supportive of multimodal mobility and by providing incentives to promote compact walkable development in focus areas.

Compact walkable development shall be enabled through the following methods:

- A Through the Official Future Land Use Map by the designation of Mixed-Use Development land where appropriate;
- B In accordance with the performance frameworks of ***Policy FLU 4.2.3 Urban Centers and Corridors Overlay***;
- C Through infill and redevelopment in Commercial Future Land Use designations in accordance with Policy FLU 5.4.11; and
- D Through the Missing Middle Alternative Standards (***Policy FLU 4.2.1 Missing Middle Development***).

In addition to the density bonuses and alternative standards described in this Element, the County shall evaluate the most effective strategies to incentivize infill and redevelopment, which could include strategic investments in infrastructure, technical assistance, grant programs, private-public partnerships, tax incentives, or the establishment of Community Redevelopment Areas. Any such development shall be consistent with *Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment*.

Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment

The Land Development Code shall include standards in support of infill, redevelopment and revitalization of focus areas including land designated for Mixed-Use Development, Commercial, existing or planned transit



corridors or station areas, and the Urban Centers and Corridors Overlay. Standards resulting from this policy will emphasize pedestrian safety and use of Crime Prevention Through Environmental Design (CPTED); principles; preserve and enhance existing large canopy trees to provide shade for walkability and beautification; support the County's multimodal mobility strategy by encouraging shared parking for complementary uses, reducing required minimum parking in areas well served by transit (as defined in **Policy FLU 4.3.4 Transit Served-Development**) and other mobility alternatives; and support a compact, walkable land use pattern by allowing reduced building setbacks and build-to lines for infill projects in areas served by transit.

A Walkable Development Performance Framework: Developments proposed in Commercial FLU meeting the standards of **Policy FLU 5.4.11 Mixed Use Development in Commercial**, developments within MXD, projects within the boundaries of Urban Centers and Corridors Overlays (as defined in **Policy FLU 4.2.3**), and Residential Development Supportive Of The Multimodal Transportation Network (as defined by **Objective FLU 4.3**) shall ensure creative design, efficient use of facilities and services and protection of established residential neighborhoods by:

- 1 Providing safe and plentiful vehicle, bicycle and pedestrian ways between and among the several uses and activities in the Mixed Development proposal itself, thus supporting the County's multimodal mobility strategy and providing for a variety of transportation choices in support of the Central Florida Regional Growth Vision;
- 2 Designing streets that provide pedestrian, bicycles and/or vehicular access to established residential neighborhoods while discouraging high speed or high volume vehicular traffic, thus ensuring distinct, attractive and safe places to live, in support of the Central Florida Regional Growth Vision;
- 3 Limiting block sizes to increase connectivity and access for people driving, walking, or bicycling, including providing bicycle and pedestrian ways where street connections are not feasible;
- 4 Planting shade trees along the road rights-of-way and following Florida-Friendly landscaping principles and plant materials throughout the Mixed Development to reduce water and fertilizer demand;
- 5 Incorporating open space and preserving significant existing natural areas to promote compatibility, foster distinct, attractive and safe places to live and create pedestrian connections between uses, in a manner consistent with the following:

Functional open space areas located within urban developments that are connected and not isolated; that contain features to support pedestrian use of a development, (such as shade trees, shaded pedestrian and bicycle paths, clearly marked pedestrian ways that are grade-separated from roadways, sculpture gardens, plazas with seating and interactive fountains); and that serve to connect structures within a mixed use, multi-use or high intensity development to each other and to mobility features that may be exterior to a development, such as sidewalks, SunRail stations, trails and transit facilities. Urban open space also includes: natural preserve areas intended primarily to



preserve environmental features that can be observed via elevated walkways but are not intended for passive or active recreational use; and open green areas containing native vegetation and serving as part of on-site stormwater retention facilities.

- a) Open space areas that serve a portion of a mixed-use or high density/high intensity development and are intended as amenities primarily for that portion of the development. Examples include features such as dog parks, green roofs/rooftop gardens; rooftop swimming pools and spas; green areas within the interior of a building (such as a plant conservatory) and passive recreational areas, outdoor eating areas and outdoor exercise areas reserved for residents and/or employees of a particular building or portion of a development.

Minimum performance frameworks for on-site recreational amenities, consistent with the definition of 'Urban Open Space', shall permit amenities contained within structures, such as fitness clubs and interior plant conservatories

Where infill or redevelopment projects with significant size constraints (limiting the size of bufferyards) are proposed adjacent to existing residential neighborhoods, special buffering performance frameworks shall be implemented, including, but not limited to the list below, which shall be contained within the Land Development Code (LDC) to ensure compatibility with surrounding uses. These performance frameworks shall provide for increased landscaping and fence or wall requirements in exchange for smaller bufferyard widths. The additional features to be applied in such situations may include:

- (a) Low intensity lighting, directed away from abutting residential properties
 - (b) Architectural features on facades facing existing residential properties resembling, or compatible with, residential uses
 - (c) Limited hours of operation
 - (d) Restrictions on doors or windows on building sides facing residential uses
 - (e) Ratio of building setback to height of not less than 1:1.
- 6 Designing parking, stormwater facilities, landscaping and open space, access and signage, to reduce costs, create a safe pedestrian environment and improve visual appearance;
 - 7 Ensuring compatibility with adjacent, surrounding, and less intensive abutting land uses, in order to preserve neighborhood character, by building setbacks and building heights, and the location, type and size of buffering and landscaping, with attention to transitioning the intensity of uses adjacent to the existing neighborhood;
 - 8 Infill development and redevelopment projects under this policy that are located along major arterial roadways must be planned as



pedestrian-oriented, either with requirements to build with minimal setbacks to a sidewalk or multimodal path located on the corridor. Such redevelopment and infill projects must share vehicle access from the arterial, and may not be designed to provide multiple individual vehicle accesses for each individual use;

- 9 Transitions shall be provided to established low-density residential neighborhoods or lands with residential Future Land Use designations through height transitions and/or landscaped buffers. Mixed-use, non-residential or multi-family structures abutting neighborhoods or lands with residential future land use designations shall include design features, including height transitions, facing those residential lands that are compatible with and complementary to the residential areas. Uses that likely produce a high-level of light or noise shall be directed to areas of the property farther from existing homes or residential future land use areas;
- 10 Incorporating the principles of Crime Prevention Through Environmental Design and Low Impact Development throughout the Mixed Development proposal; and
- 11 Emphasizing a compact, walkable development pattern. Development projects subject to this policy must not be designed as sprawl or strip developments. Where pedestrian and/or bicycle connections between new and adjacent existing developments are feasible, those connections must be included in the new proposals. Where a pedestrian and/or bicycle connection is feasible between a new proposal and surrounding neighborhoods in a manner that supports and preserves the character of the existing, surrounding neighborhood, applicants for projects shall be directed to meet with surrounding property owners to explore the feasibility of such connections.

Policy FLU 4.1.4 Interconnection Through Mixed-Use Development

The County shall promote mixed-use development through interconnected development that encourages complementary uses along major corridors, within walking distance of transit service.

Policy FLU 4.1.5 Enhance Urban Transit on Major Corridors

The County shall continue to enhance transit on major urban corridors as both multimodal links between urban centers, and as desirable destinations.

OBJECTIVE FLU 4.2 PROVIDE PERFORMANCE STANDARDS FOR REDEVELOPMENT AND INFILL DEVELOPMENT IN FOCUS AREAS TO SUPPORT MULTIMODAL MOBILITY AND PREVENT URBAN SPRAWL

The County shall continue to develop and enforce planning techniques and land development regulations designed to support the Central Florida Regional Growth Vision and the Walkable Places Goal of Envision Seminole 2045 by allowing residents to “age in place” through a range of housing types, attainable by households of varying needs and income levels; enhancing the economic viability of the community as a part of the diverse, globally competitive regional economy; promoting the efficient use of infrastructure and providing for a multimodal Mobility



Strategy that includes a variety of transportation choices; increasing the variety of available housing opportunities at intermediate densities between low-density single family and high-density multi-family and preserving natural resources including public transit where feasible; open space, recreational areas, agricultural/rural areas, water resources and regionally significant natural areas.

Policy FLU 4.2.1 Missing Middle Development

“Missing Middle Housing” is a concept that provides greater housing choices in existing neighborhoods. These housing types are in the middle of the housing spectrum, between single-family detached homes and multi-story apartment buildings. Housing types include, but are not limited to duplexes, townhomes, multiplexes, cottage courts, and live-work units. Missing Middle housing complements the character of already existing neighborhoods, while slightly increasing density and walkability. Missing Middle housing types promote infill development opportunities in established neighborhoods, as well as within the Mixed-Use Corridors District.

- A** The County shall encourage a wider range of housing choices in and around the Centers and Corridors Overlay to increase affordability and proximity to services like transit. This includes permitting smaller units and reducing or eliminating minimum lot sizes to allow for more compact site plans with densities dictated by the underlying zoning.
- B** For new development standards include block-type street designs connected to existing commercial uses and include usable open space.
- C** Street trees are required to provide shade for more comfortable walkability.

Applicability

- A** With the exception of live-work units, Missing Middle typologies shall be permitted in exclusively residential developments in the Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) Future Land Use designations. Development criteria for these typologies shall be provided in the Land Development Code through the Missing Middle Alternative Standards. A given development may consist of a single Missing Middle typology, or a mixture of typologies.
- B** Missing Middle units may also be permitted in conventional residential zoning districts as residential-only projects. Subject to applicable standards in the Comprehensive Plan and Land Development Code.
- C** Maximum density within a Missing Middle development shall be governed by the applicable future land use designation, or the Urban Centers and Corridors Overlay subject to the provisions of **Policy FLU 4.2.3.**
- D** In Office and Commercial future land use designations, Missing Middle units shall serve a support function to a principal office or retail use on a development site. Gross residential square footage shall be limited to 20 percent of net buildable area and 49 percent of total floor area.



- E** Live-Work units may be located in the Commercial and Office future land use designations where other policies and/or regulations permit limited residential use.
- F** Nothing in this policy would preclude Missing Middle typologies in any zoning district where they are otherwise allowed including Planned Developments.

Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation

Purpose and Intent

In general, the purpose and intent of this land use is to encourage and promote well planned, suitable and appropriate mixed-use developments with residential and nonresidential components in close proximity to one another. Should an applicant seek this land use designation, the list of potential development options is identified below. The Mixed Development designation allows for a transition of uses from parcel to parcel to protect adjacent residential uses from adverse impacts of nonresidential uses.

A minimum of two uses are required within a MXD development unless special circumstances apply, but no mandatory minimum percentage of each use shall be established.

Where unincorporated lands within a corridor, or an unincorporated area with multiple parcels and multiple property owners has been designated as Mixed Development, multiple providers of potable water and sanitary sewer exist and the area is not subject to a Development of Regional Impact approval, individual service areas shall be identified and the maximum allowable number of dwelling units and nonresidential square footage shall be recorded for each service area as a part of the Seminole County Comprehensive Plan Future Land Use Element text. The maximums shall be determined by and consistent with the adopted levels of service of the providers.

A Potential Development Options

- 1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development.
- 2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards applicable to the property. However, new and/or additional development on a site must conform to this Policy.
- 3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies.
- 4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and



- 5 Attendant on-site facilities such as utilities, transit supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas
- F** Allowable Zonings: Zonings permitted in the Mixed Development designation are:
- 1 Public Lands and Institutions;
 - 2 Mixed Use Corridor District (MUCD);
 - 3 Missing Middle (MM);
 - 4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment;
 - 5 Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI;
 - 6 Undeveloped non-residentially zoned lots seeking new development approvals shall require rezoning to MUCD, PD, MM, or PLI; and
 - 7 Under existing zoning classification(s) as provided in **Policy FLU 4.2.3 Urban Centers and Corridors Overlay**.
- F** Densities and Intensities in General
- 1 Residential densities up to a maximum of 30 dwelling units per net buildable acre are allowed, subject to the following requirements and modifications:
 - a Minimum density shall be 10 dwelling units per acre.
 - b Density may be increased to 60 dwelling units per acre for projects for which parking is provided in a structure. Limited surface parking may be provided on-street, for ADA-accessibility, for valet, or as short-term visitor parking.
 - c Density may be increased to 60 units per acre for projects of 3 acres or less provided that the FAR of the development, including residential and non-residential components, does not exceed 1.0.
 - d A density bonus of up to 20 dwelling units per acre for the provision of housing affordable to low or very low-income households. The ratio of affordable units (by type) to bonus market-rate units shall be specified in the Land Development Code and adjusted no less than every five years based on market analysis.



- 2 The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.
- 3 Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within ***Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment*** and the Land Development Code.

Policy FLU 4.2.3 Urban Centers and Corridors Overlay

- A** Location. The Urban Centers and Corridors Overlay is shown on Exhibit FLU Urban Centers and Corridors Overlay, a graphic that illustrates the pattern of the overlay but is not parcel-based. The Overlay is consistent with the Central Florida Regional Growth Vision. This Overlay applies to unincorporated parcels in the Dense Urban Land Area within a ½-mile radius of major urban centers and the SunRail commuter rail stations, and within ¼ mile of the right-of-way of major urban transit corridors. Where an unincorporated parcel is located only partly within the Overlay, the entire property is eligible for the incentives available through this Policy.
- B** Purpose. The purpose of the Overlay is to encourage phased development, infill development, and/or redevelopment of these areas into a more compact, walkable land development pattern that allows for a balance of jobs to housing and the use of multiple modes of transportation. The Overlay is a land use strategy that enables the County to implement its multimodal mobility strategy for the urban area and is also a method of incentivizing the provision of affordable housing by the private sector. The performance framework in this Policy will determine how redevelopment may occur.

Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial, and may not be designed to provide multiple individual vehicle accesses for each individual use.

- C** Development Options. Development in the Overlay may occur only in accordance with one of the following options:
 - 1 Compliance with the underlying future land use designation and the Comprehensive Plan provisions that apply to that designation as well as the underlying zoning regulations (such as maximum residential dwelling units, allowable and permitted uses).
 - 2 Compliance with the required development standards and permitted densities and intensities described in Table 1. Achievable densities may



be limited by site conditions and compliance with other applicable policies or standards.

Table 1		
Urban Centers & Corridors	Higher Intensity FLU (3)	Lower Intensity FLU (4)
Core Overlay Area (1)	75 du/ac 1.5 FAR	35 du/ac 0.2 FAR
Remainder Area (2)	50 du/ac 1.0 FAR	20 du/ac
Required Development Standards	Rezoning to MUCD Zoning District Or compliance with Missing Middle Alternative Standards (Policy 4.2.1)	Compliance with Missing Middle Alternative Standards (Policy 4.2.1)

(1) The Land Development Code shall incorporate a map describing the Core Area Overlay which shall include at a minimum the Urban Corridors and Centers within the Core Mobility Fee Area.

(2) All portions of the Urban Centers and Corridors not within the Core Overlay area shall be the Remainder Area.

(3) For purposes of this program Higher Intensity FLU shall mean properties with Future Land Use designations of COM; HDR; MXD; HIPTI; IND; or PD (where density is permitted greater than 15 du/ac), can opt to rezone to meet the standards of the Mixed-Use Corridor District (MUCD) or the comply with the Missing Middle Alternative Standards.

(4) For the purposes of this program, Residential FLU shall mean properties with Future Land Use designations of MDR; LDR; or PD (where density is limited to 15 du/ac or less).

D Urban Centers and Corridors Bonus Program. Proposed developments requesting approval under MUCD standards shall be subject to evaluation during rezoning for consistency with the following criteria. Consistency with the criteria enable a development to achieve desired density and intensity increases that support the multimodal mobility strategy of the County. Developments incorporating three or more of the criteria below will be awarded a full density or intensity bonus. To stack density and intensity bonuses, structured parking must be incorporated into the master plan to accommodate the majority of the required parking, and four (4) of the criteria below must be provided.

- 1 Mixed-Use Development. Proposal creates a complementary mix of uses (commercial, governmental, educational, light industrial, office,



and residential) that allows for a balanced jobs to housing ratio, encourages multiple modes of transportation and reduces the need for automobile travel.

- 2 Distance from transit. Proposal is transit-served consistent with **Policy FLU 4.3.4 Transit Served-Development.**
 - 3 Walkability. Proposed shaded and lighted sidewalks or walkways on both sides of internal streets that link the use or uses to the major transit corridor (and to each other, where more than one use is included in the proposal); extent to which pedestrian and bicycle links to adjacent developed areas are provided, where possible; use of "complete streets" as part of development proposal. Also include a minimum of one of the following placemaking creative design features:
 - A. street light banners
 - B. branded utility hardware
 - C. neighborhood identifying murals
 - D. roundabouts or painted intersections
 - E. colored or patterned crosswalk paving
 - F. pedestrian scaled wayfinding signage
 - 4 Redevelopment. Proposal redevelops an existing site and improves its multimodal mobility.
 - 5 Existing or proposed urban services. Proximity of proposal to existing development and existing or proposed urban services.
 - 6 Single Nonresidential Use and Jobs. If a single nonresidential use is proposed, the use shall generate a range of jobs, including higher wage jobs, and shall encourage multiple modes of transportation.
 - 7 Green Building. Sustainability The proposal promotes sustainability by using Low Impact Development Principles and BMP's makes use of green building techniques that reduce energy consumption and decrease maintenance costs. Buildings can be certified by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), or Florida Green Building Coalition (FGBC).
 - 8 Affordable and Workforce Housing. The proposal includes more than 14 dwelling units and creates a range of housing options, including a minimum of fifteen (15) percent affordable and workforce housing, allowing for a mixed income area.
 - 9 Preservation of Natural Areas. The proposal preserves existing natural areas, especially those containing trees, or creates wooded areas., beyond the open space and preservation regulations.
 - 10 Provision of Public Facilities. The proposed development includes a needed public facility, such as a regional drainage facility, public parking garage with leasable space for pedestrian-oriented uses, police substation, transit shelters available to the public, rail station facilities, public recreational area, or public school.
- F** Site Plan Review. Development within the Urban Centers and Corridors Overlay must comply with applicable provisions of the Land Development Code and will be subject to a site plan review by the Development Review



Committee, Planning and Zoning Commission and the Board of County Commissioners. Application must include:

- 1 Boundary, topographic and tree survey.
- 2 Development Plan.
 - a Proposed uses and their general locations on the site
 - b Setbacks, building heights, landscaped areas, civic spaces and stormwater management areas
 - c Frontage types
 - d Multimodal site circulation including block perimeter calculations
 - e Access points to external roadways, sidewalks, and trails
 - f Parking lots and structures
 - g Location of dumpsters
- 3 Building elevations showing compliance with the design standards of the MUCD zoning district, if applicable.
- 4 Aerial map showing project context (500 to 1000 ft around the site)
 - a Existing residential uses in within that proximity to the site

F Coordination with other Plans and Standards

The following Districts are unique to their areas and may include specific development standards that complement the surrounding neighborhoods and uses. Some parcels within these specific areas may overlap with the Urban Centers and Corridors Overlay. These areas include Oxford Place Overlay District, High Intensity Planned Development Target Industry (HIP-TI), and High Intensity Planned Development Airport (HIP-Airport). Each area has varying development standards and intensities from the Urban Centers and Corridors Overlay and require special consideration. The following criteria should be followed for specific areas that fall under the Urban Centers and Corridors Overlay:

1. Oxford Place Future Land Use Overlay District: Projects may choose to opt-in completely to the density and intensity bonuses, and residential standards of the Urban Centers and Corridors Overlay with no further Future Land Use or zoning restrictions.
2. High Intensity Planned Development Target Industry (HIP-TI): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must adhere to HIP-TI's residential restrictions of less than 50 percent of the entire project's square footage.
3. High Intensity Planned Development Airport (HIP-Airport): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must follow the HIP-Airport restrictions of no residential uses permitted.

OBJECTIVE FLU 4.3 SUPPORT OF THE MULTIMODAL TRANSPORTATION NETWORK

The County shall support local and regional efforts to enhance the multimodal transportation network to better serve existing and planned urban development. In addition, the site



design of new developments has a substantive impact on the ability and willingness of residents, employees, and visitors to safely use multimodal transportation including walking, bicycling, and public transit. As such new development, particularly when located near transit, trails, or in central locations of the County shall be designed to enable users to safely and comfortably access the multimodal transportation network.

Policy FLU 4.3.1 Transportation Planning

In order to ensure quality of life and access for existing and new residents, new developments shall conform to the most updated Seminole County Transportation Master Plan and Trail Master Plan. Additionally, the 2045 Transportation Master Plan will implement the goals and objectives of this Plan.

Policy 4.3.2 Residential Development Supportive of The Multimodal Transportation Network

Residential infill development is crucial for supporting a multimodal transportation network because it provides density to support transit ridership and locates residents within walking and biking distance of goods and services. Proximity of housing and services at sufficient densities reduces urban sprawl. The proximity of residents to various transportation options reduces reliance on private cars, eases congestion, and lowers carbon emissions, contributing to a more sustainable and efficient transportation system. The County shall continue to support its multimodal transportation network by ensuring that residential neighborhoods adjacent to major urban transit corridors are designed to enable the safe use of multiple modes of transportation. New developments shall be designed in a last-mile multimodal framework to support safe and comfortable access mass transit.

This policy will be accomplished by:

- A** Requiring new urban residential development adjacent to major urban collector and arterial roadways that are intended as multimodal corridors to include features that allow safe circulation of the residents, such as frontage roads with limited access points to the multimodal corridor; speed management on existing and planned roadways; connectivity and route choice for bicycling which may include low speed, low-volume streets and smaller block sizes; pedestrian and transit-rider facilities, such as flashing lights at marked or elevated crosswalks; and direct connections to transit stops, commercial or civic destinations, trails, and sidewalks to support the County and regional multimodal transportation network. In addition, pedestrian safety improvements must be considered in the design of all County planned improvements to multimodal corridors located adjacent to residential neighborhoods;
- B** Encouraging the use of context sensitive planning for future transportation improvements adjacent to existing residential neighborhoods;
- C** Requiring development plans (and redevelopment projects and infill development where feasible) proposed for major urban



intersections to include pedestrian, bicycle and transit oriented features. These features are needed to ensure safe access of pedestrians to any crosswalks near the major intersections, to enable safety of bicyclists using bicycle features near the major intersections, and to enable transit riders to easily and safely access any transit stops near the major intersection;

D Discouraging high-volume through traffic on local residential roadways; and

E Connecting and expanding the existing trail network to major corridors for interconnectivity to new and existing neighborhoods.

Policy FLU 4.3.3 Enhanced Transit Service

The County shall support enhanced transit service in corridors and centers where redevelopment efforts are desired, including the unincorporated urban centers, the cities, and the major corridors within the Urban Centers and Corridors Overlay, in order to provide alternative mobility options to support: redevelopment; the Central Florida Regional Growth Vision ("How Shall We Grow?"); improved coordination of land use and transportation planning; and implementation of the County's multimodal mobility strategy and network.

Policy FLU 4.3.4 Transit Served-Development

For the purposes of criteria dependent on high-quality transit service, "transit-served" shall refer to lands within ¼ mile of fixed route service with a minimum frequency of 15-minute headways for at least 8 hours a day, 6 days a week or lands within 1 mile of any fixed guideway transit station.

Policy FLU 4.3.5 Continue to Fund and Support Successful LYNX routes as part of the County's Mobility Strategy

Seminole County shall continue to fund successful LYNX routes in the County and shall encourage examination of additional routes as needed.

Policy FLU 4.3.6 Coordinate with and support LYNX NeighborLink services in Seminole County

Seminole County will coordinate with and support the operation of LYNX NeighborLink, flex-services that transports passengers who call and reserve a ride at least two hours prior to departure, delivers riders to any location within the NeighborLink service area, and allows for transfers to the LYNX fixed bus routes and the Sanford SunRail station. Seminole County is supporting the NeighborLink service, as well as the connecting LYNX fixed bus routes.

Policy FLU 4.3.7 Continued Support for and Coordination with LYNX Long-Range Strategic Master Plan and Ten-Year Transit Development Plan

Seminole County shall continue to provide staff support, land use, population and job projection data, and review comments/analysis during the LYNX planning efforts, and shall coordinate the ongoing development, implementation and evaluation of the County's multimodal mobility Strategies with LYNX and MetroPlan Orlando during the preparation and updating of the LYNX Long-range Strategic Master Plan and the Ten-Year Transit Development Plan updates. These plans will identify Functional and Enhanced Core Systems, improvements to existing core systems, such as primary corridors like US 17-92, and enhanced systems, such as improved



headways on primary corridors, SunRail access, service to new regional urban centers, identification of feeder corridors and identification of candidate bus rapid transit (BRT) corridors such as State Road 436. BRT service is intended to attract “choice” riders, (those with transportation options and resources such as cars or other forms of mobility, who choose to ride public transit).

Policy FLU 4.3.8 SunRail Support

The County shall continue to support the Florida Department of Transportation in the implementation of the SunRail system through continued financial commitment of the County’s share of this project (Exhibit CIE: Facility Program – Transportation), Multimodal Mobility Strategies that facilitate use of the rail system, provision of incentives to encourage a land use pattern supportive of SunRail, and coordination with the Mobility Strategies of the cities in which the stations are located, through measures such as identification of potential County and City code changes to foster transit-readiness and long-term passenger amenities.

A Coordination with the Cities

Seminole County shall continue to coordinate with the cities in the development of policies to include within the County and City Comprehensive Plans and land use codes regarding transit-oriented land use patterns within ½ mile of stations, mobility strategies to enable pedestrian and bicycle access of stations, and code changes to foster long term transit-readiness. Coordination efforts shall also examine possible long term passenger amenities and possible passenger-supportive uses at rail stations.

B Long Term Efforts to Seek Public-Private Partnership for Commuter Rail Station Passenger Incentive Opportunities

Seminole County shall consider the feasibility of issuing Requests for Proposals (alone, or jointly with cities) for a private partner to construct amenities and mixed uses at the commuter rail stops.

OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS

A. Purpose and Intent

The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. The Planned Development future land use designation shall promote flexibility and creativity in the development design, especially where needed to implement adopted policies of the Comprehensive Plan. It may also be used to promote affordable/workforce housing, pedestrian-oriented development, and protection of natural resources such as wetlands, lakes, and other natural amenities.

This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not



justify an alternative to conventional future land use designations such as LDR, MDR, etc.

An application for rezoning to PD (Planned Development) zoning must accompany an application to amend the future land use designation of a property to PD (Planned Development) future land use. The rezoning shall take effect upon the effective date of the PD future land use amendment under the provisions of the Florida Statutes Chapter 163.3184 or 163.3187, whichever is applicable. Upon approval of the future land use designation, the maximum permitted density and/or intensity requested in the rezoning application shall be noted on the County's Future Land Use Map or map series.

PD (Planned Development) zoning within the Planned Development land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans shall address compatibility with adjacent uses through, at a minimum, buffering, setbacks, lighting, building heights, multimodal connectivity, and creative site design features where needed (such as lot sizes on perimeters that are comparable to lot sizes in adjacent residential developments) to ensure such compatibility.

Additionally, architectural details may be considered by the Board of County Commissioners (Board) on a site-specific basis when determining if a planned development is compatible with the character of the area. Such standards may include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; the size and location of service areas and other features specified by performance standards in the Land Development Code. If the proposed plan does not or cannot achieve the desired level of compatibility, as determined by the Board, the Board may deny the PD future land use designation and the rezoning request.

B. Uses

Subject to development criteria specified in the Land Development Code (i.e., parking, stormwater retention, landscaping, etc.), any use may be allowed within a planned development. Typical projects may include, but are not limited to:

- A** Mixed-use developments (residential and nonresidential uses on the development site);
- B** Residential developments with a range of unit types and densities, and may include accessory dwelling units (ADU's);
- C** Nonresidential developments (office, commercial, industrial, etc.);
- D** Transit-oriented development;
- E** Public and private elementary schools, middle schools and high schools; and
- F** Attendant on-site facilities such as shared vehicular and bicycle parking facilities, public transit stops and shelters, utilities and recreation areas.



Zoning

The only allowable zoning classification is the Planned Development (PD) zoning district.

Services and Facilities

Service and facility requirements will vary according to development intensity. Services and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial, etc.) land use designations for uses on the development site (see ***Exhibit FLU: Services and Facilities by Classification***).

Special Provisions

- G** Future Land Use Designation Requires Rezoning: An application for the Planned Development future land use designation must be accompanied by and processed concurrently with a rezoning request for the Planned Development (PD) zoning district, including a Master Development Plan as provided for in the Land Development Code.

The Master Development plan shall provide open space recreation and internal and external pedestrian circulation for residents, employees and/or customers as a component of site design. The Master Development Plan shall protect locally and regionally significant features such as, but not limited to, wetlands and floodplains by locating all proposed residential and/or nonresidential uses within net buildable areas as defined in the Introduction Element. Historic or archaeological sites of significance shall also be preserved through effective site design.

- H** Minimum Open Space: A minimum of twenty- five (25) percent of the site must be designated as recreation and common open space areas except that larger amounts of open space may be required under other policies of the Comprehensive Plan and/or regulations in the Land Development Code.
- I** Compatibility with Adjacent Uses: Due to the ability to cluster units and provide for a mixture of uses on-site, planned developments require special consideration of the location, type and size of buffer yards to maximize compatibility with adjacent land uses.
- J** Nonresidential Use Locations within Mixed-use Planned Developments: Commercial and other nonresidential uses within mixed-use developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian and bicycle access for residents of the planned development community, demonstrate internal trip capture within the planned development community, and minimize the impact of commercial uses on adjacent and surrounding communities.
- K** Minimum Size: All planned developments must include sufficient contiguous acreage to provide all required features and support facilities, including open space, stormwater retention, and parking.
- L** Planned Developments in Sensitive Areas: Planned developments adjacent to the Wekiva and Econlockhatchee Rivers and adjacent wetlands, as well as within the Rural Area of Seminole County, shall be designed to maintain the rural density, intensity and character of these areas, and where permitted, concentrate allowable units on those



portions of the development site which are farthest from the surface waters and wetlands, and restrict required open space areas to passive recreational uses.

- M** Development Phasing: Development of the phases of a mixed-use development must be timed concurrent with concurrency facility capacity to ensure the provision of adequate public services according to adopted standards (see **Exhibit FLU: Services and Facilities By Classification**) and facility plans. Each phase must be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- N** Access within the Development: Planned developments shall be designed to have safe and plentiful ways for vehicles, bicycles and pedestrians to travel between and among the several uses and activities if developed as a mixed-use development. Sidewalks, bicycle paths, cross access easement, connected parking lots, and other similar means of providing full internal access are typical components.
- O** Access to Adjacent Developments: If developed as a mixed-use development, planned developments shall provide access for vehicles, bicycles and pedestrians from the mixed-use development to adjacent activities for ease of travel and reduction of trips on main thoroughfares. Access to residential neighborhoods shall be designed to prevent cut-through traffic and intrusion of adverse impacts. Design concepts shall include a roadway design for mixed-use areas that does not adversely impact established residential areas.
- P** Shared Facilities: Planned developments are intended to offer advantages of integrated infrastructure (e.g., shared parking, stormwater facilities and signage, etc.) to reduce costs, reduce the provision of excess facilities and improve visual appearance.

OBJECTIVE FLU 4.5 HIGHER INTENSITY PLANNED DEVELOPMENT (HIP) PURPOSE

The Higher Intensity Planned Development (HIP) land use designation is designed as a multiple use category that combines an aggressive strategy to attract specific "target industry jobs," to support the 2008 Central Florida Regional Growth Vision by encouraging development and redevelopment in centers and corridors where urban services are available or planned to be available and to protect rural and preservation areas by minimizing urban sprawl.

There are four types of HIP land use designations:

- A** HIP-Transitional;
- B** HIP-Core;
- C** HIP- Target Industry; and
- D** HIP-Airport.

These land uses are specifically designed to:

- A** Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods from nonresidential areas;



- B** Discourage urban sprawl by clustering economic development activities along growth corridors;
- C** Promote the development of significant employers and target industries that will provide jobs in close proximity to the County's existing residential areas, support existing and future mass transit systems, including SunRail commuter rail, and make the most efficient use of the County's substantial investment in infrastructure and services;
- D** Promote significant employer and target business development in close proximity to the regional road network and SunRail commuter rail stations, providing high visibility and convenient access;
- E** Ensure sufficient availability of land to realize the economic development goals of the County set forth in this Plan;
- F** Provide for airport-supportive employment and higher intensity mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport; and
- G** Allow housing supportive of and ancillary to the target industries associated with each HIP type, providing residential development in close proximity to target industry employment centers, consistent with standards for each HIP type.

Policy FLU 4.5.1 Higher Intensity Planned Development (HIP) General Uses and Intensities

The Higher Intensity Planned Development (HIP) designation is designed to provide a variety of land uses, development intensities, target industry development and supportive residential uses. Allowable uses vary according to each HIP designation.

Location and Timing of Specific Uses: Criteria and standards for the location and timing of specific uses are detailed in *Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards*, *Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards*, *Policy FLU 4.5.6 Public Infrastructure in Higher Intensity Planned Development (HIP) Areas* and *Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Performance Guidelines*. The ultimate land uses within these areas are subject to economic cycles and the timing of individual property owner(s) proposals and therefore should not be specifically designated on the ***Exhibit FLU: Future Land Use Map***. Rather these areas should remain flexible in terms of future land use while ensuring that the uses developed can meet particular standards for facility capacity and land use compatibility.

- A** Development Intensities: The County shall apply the development intensities as shown in ***Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*** as a general guide to core and transitional area development. The criteria for establishing appropriate intensities includes, but are not limited to, compatibility with surrounding existing and planned uses, adequacy of existing and



programmed public services and facilities, economic development objectives, and consistency with the Plan and site characteristics.

- B Performance Standards and Allowable Uses:** The County shall apply Performance standards through the Planned Development rezoning process to implement this Policy and its requirement that HIP development will be undertaken consistent with standards that protect the character of surrounding neighborhoods while encouraging the development of employment-based uses. Such standards address, but are not limited to, the following criteria in the Higher Intensity Planned Development future land use designation: building setbacks or build-to lines, buffers, landscaping, building heights and step-backs, access, parking, lighting, signage, and hours of operation. Buffering standards will be required in Development Orders based on the intensity of the proposed new or redevelopment use versus the intensity of the existing use to be protected, and may include those detailed in the Bufferyards provisions of the Seminole County Land Development Code, or unique landscaping and buffering standards addressing specific characteristics of surrounding neighborhoods, in order to ensure compatibility with adjacent land uses.

Buffers to protect existing adjacent residential areas from parking lots, loading areas, refuse disposal facilities and similar uses will be required to achieve greater degrees of protection of those existing residential uses, except for instances where a residential use was constructed on land with a HIP land use designation after the HIP designation had been applied. Buffers must be specified in a range of opacities (the degree to which an adjoining activity can be seen), and a menu of options to achieve the degree of desired opacity must be provided. A range of residential and nonresidential uses (e.g., office, commercial, industrial) along with allowable densities and intensities are set forth within the policies, definitions, and ***Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*** of this Plan. These uses and standards are intended to maximize the use of land designated for higher intensity uses, prevent urban sprawl or scattered development of higher intensity uses into adjacent low density residential areas, reduce travel demands on the County road system, satisfy a need for living diversity and choice of work environments, and support the growth principles of the Central Florida Regional Growth Vision.

Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards

A Uses

The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport (see ***Exhibit FLU: HIP Target Areas***). This land use is designated along major roadways in the vicinity of the Orlando Sanford International Airport where location factors and higher land values tend to attract higher intensity development and where services and facilities are programmed to accommodate this growth. To provide



for a variety of residential and nonresidential uses, the HIP-Airport area comprises the uses specified in the Future Land Use Element "Definitions of Future Land Use Designations" Section for the Higher Intensity Planned Development-Airport land use designation.

B Residential Compatibility Guidelines

- 1 Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses.
- 2 Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations. The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with **Policy TRA 2.2.13 Purchase of Noise Impacted Land**, in order to provide additional protection. Accordingly, no new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater, according to the noise contour map shown as **Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL)**. In any new residential development within the Avigation Easement Boundary, recorded notice shall be required to inform potential purchasers of the impact of aircraft overflights. If a new residential use of any kind is requested and approved within the Avigation Easement Boundary, there shall be a rebuttable presumption that an Avigation Easement is required and that such an easement bears a rational nexus to the permitting of residential uses, and that such an easement is roughly proportionate to the impact of the development. This easement is to be recorded in the public records of Seminole County at the expense of the applicant for the residential use.
- 3 Residential land uses and residential zonings shall be prohibited if within 300 feet of the centerline of the OSIA's new runway system east to the Conservation Area adjacent to Lake Jesup.
- 4 No provision within this Section shall apply to single family residential units in existence prior to the adoption of these amendments in 2008.

C Environmentally Sensitive Lands

- 1 Transitional land use zones and buffers must occur within HIP-Airport areas adjacent to preservation lands where applicable.
- 2 The County's Natural Lands Program will continue to pursue acquisition of environmentally sensitive lands along the Lake Jesup shoreline.

D Development Phasing

- 1 Services and Facilities
 - a HIP-Airport land use requires a full range of urban services and facilities (see **Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications**).



- b Development must be timed concurrently with the extension of central water and sewer to ensure the provision of adequate public services according to adopted standards and facility plans.
- c Development must be timed concurrently with the necessary drainage facility improvements prior to urban development within the HIP- Airport Area.
- d In addition, the following provisions are required to minimize traffic congestion for area residents and through traffic and protect public safety:
 - 1) Internal access coordinated between and among individual parcels of land;
 - 2) Limited access points through cross access easements and joint use driveways;
 - 3) Dedication of necessary rights-of-way;
 - 4) Substantial private investment for the extension of water and sewer lines, intersection improvements, signalization, deficit correction, and feeder road improvements; and
 - 5) Use of pedestrian and mass transit facilities to reduce vehicle trips within interchange areas and trips along feeder routes.

E Special Services

High intensity development may require special services such as aerial fire equipment, transit facilities and effluent reuse to meet public safety needs and to offset concurrency facility capacity impacts.

Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards

A Uses

The North I-4 Corridor HIP-TI Area is comprised of all HIP-TI designated lands in the northwest area of the County (see ***Exhibit FLU: Hip Target Areas***). To maintain adequate lands for target industry in close proximity to and high visibility from major interchanges, the HIP-TI area comprises:

- 1 Target businesses and industries as defined in ***Exhibit FLU: Target Industry Uses***;
- 2 High density residential uses, subject to the following conditions:
 - a Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components;
 - b Residential uses that are “functionally integrated” into a project are residential uses that are supportive of the project. Residential uses that are “physically integrated” within a



project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities.

- c Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project.
- 3 Commercial uses located adjacent to the Seminole Towne Center Mall, at major roadway intersections, which are defined as collector and arterial intersections, or as an accessory use or a use supportive of the Target Industry and which is located either within a principal office structure or on-site within walking distance of the Target Industry and occupying a lesser square footage than the Target Industry;
- 4 Infill commercial uses on parcels less than one acre along major collector and arterial roads, when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development; and
- 5 Medium density residential uses and lower intensity office uses may only be located adjacent to existing subdivisions as a buffer for the existing subdivisions from future target industry development. As a condition of this use, medium density development must provide adequate areas on the development site to buffer the residential uses from future target industry development.
- 6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a ½ mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed:
 - a Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area;
 - b Automobile repair shops;
 - c Automobile sales;
 - d Distribution and terminals;
 - e Durable goods and surgical supply manufacture;
 - f General office and compatible commercial uses, including retail sales operations;
 - g Light manufacturing and compatible industrial uses;
 - h Lumberyards and machinery sales;
 - i Medical clinics;



- j Paint and body shops;
- k Publishing plants;
- l Showroom warehouses;
- m Trade shops and trade schools, including health care related trade schools;
- n Universities and colleges;
- o Warehousing;
- p Wholesale greenhouses; and
- q Other similar uses.

Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed.

B Compatibility Guidelines

Target Industries must use compatibility guidelines as identified during the Planned Development zoning approval process intended to protect existing adjacent residential communities, including but not limited to: landscaped buffer areas, placement of required open space, drainage and less intense uses nearest to residential uses, 'wedding cake' stepping back, or other creative design of structures nearest to residential uses, to effect the purpose of ensuring compatibility. Noise and light limitations to mitigate impacts on residential uses must be employed to the extent possible.

C Development Phasing

Ultimate development for the North I-4 Corridor Target Industry HIP-TI area is predicated on the facility improvements described in ***Exhibit FLU: HIP Target Areas***.

Policy FLU 4.5.4 Interstate 4 High Tech Corridor

The County shall encourage the growth of high tech industries in the HIP-Target Industry designation in keeping with efforts of economic development agencies such as Enterprise Florida and the Florida High Tech Corridor Council, which have designated the segment of Interstate 4 from Tampa to Volusia County as the "I-4 High Tech Corridor"

Policy FLU 4.5.5 Higher Intensity Planned Development (HIP) – Core and Transitional Areas Permitted Uses and Locational Standards

All other HIP Areas described in *Exhibit FLU: HIP Target Areas* must encourage a variety of mixed uses, provided that high intensity development must have adequate buffers and must transition building heights and incompatible uses from adjacent residential areas. Uses and locational standards for all other HIP Areas must be those as described in *Exhibit FLU: HIP Permitted Use Guidelines*.



Policy FLU 4.5.6 Public Infrastructure in Higher Intensity Planned Development (HIP) Areas

The County shall place a high priority on directing public infrastructure improvements to HIP districts to encourage cluster development and discourage urban sprawl.

Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Development Guidelines

The County shall apply the following guidelines to all HIP development proposals:

A Open Space and Buffers

The County shall continue to evaluate each development proposal to determine the open space required during the development review process, and shall be guided by these principles and the Land Development Code:

- 1 Within HIP-TI development and HIP-Core developments, open space will consist of features such as: landscaped and lighted pedestrian connections between buildings; landscaped and lighted pedestrian connections between parking lots and structures and adjacent development, and landscaped plazas incorporating native shade trees and seating areas, which may include fountains and public art, community gardens, internal hiking and bicycling trails, or other open space features identified in the definition of "Urban Open Space" contained in the Introduction Element of the Seminole County Comprehensive Plan; and
- 2 Open space in HIP-Transition areas and in areas adjacent to existing neighborhoods must be designed to provide recreation areas for residents and adequate buffers between the HIP area and adjacent neighborhoods. Buffers may be based on the requirements of the Seminole County Land Development Code bufferyard requirements, or on alternate requirements identified for an individual proposal that are needed to ensure compatibility with adjacent neighborhoods.

B Special Services

High intensity development may require special services such as aerial fire equipment, transit facilities and effluent reuse to meet public safety needs and to offset concurrency facility capacity impacts.

C Transportation and Parking

High intensity uses include both major traffic generators (e.g., higher density residential development and hotels) and attractors (e.g., industrial, office and commercial employment and shopping centers). In addition to development phasing supportive of the County's multi-modal mobility strategy and transportation safety improvements, the following guidelines will continue to be in effect in the Land Development Code and used during the review and approval of development to maintain public safety and a viable multimodal system for area residents and through traffic:



- 1 Internal access coordinated between and among individual parcels and uses;
- 2 Limited access points through cross access easements and joint use driveways;
- 3 Dedication of necessary rights-of-way, when justified upon applying the "rational nexus" and "rough proportionality" tests, and substantial private investment for multimodal mobility and safety features, including deceleration lanes, intersection improvements (including turn lanes), signalization, sidewalks, crosswalks, transit shelters and bus bays (consistent with plans of LYNX), and frontage roads when traffic impact studies and site impact analysis required by Chapter 10 of the Land Development Code for projects within the Dense Urban Land Area show that such improvements are needed for public safety and multimodal mobility management;
- 4 The development and implementation of fixed rail people mover, shuttle services or other transit systems and pedestrian and bicycle paths or other facilities as a means to ensure availability of multiple modes of safe multimodal mobility within a project;
- 5 Parking lots, and parking structures that provide for shared parking, vanpool and carpool space (as well as leasable space for retail, office and restaurant uses within parking structures), location of parking to provide safe pedestrian access to buildings and for convenient park-and-ride lots. All parking must incorporate design features based on the guidelines of Crime Prevention Through Environmental Design (CPTED) principles; and
- 6 The use of deceleration lanes, synchronized traffic signalization, pedestrian priority signalization, frontage roads and similar public safety improvements.

D Transfer of Open Space

The County shall, on a case-by-case basis, allow the transfer of open space from intensely developed HIP areas to locations within the HIP Area to increase buffers from residential neighborhoods and consider the off-site transfer of open space to help assemble Countywide conservation areas and to encourage clustering of land uses.

E Urban Features

The County shall consider the adoption of performance guidelines for landscaping, hardscape, signage, lighting, and other urban features to enhance the appearance of developments from I-4 and other major through corridors during the review and approval of development proposals.

Policy FLU 4.5.8 Regulation of Existing Uses

The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). Parcels of land currently used for agricultural purposes, and developed parcels or parcels which had site plan approval prior to December 8, 1987, will be deemed to be compatible with and further the goals, policies, provisions, densities, intensities, and land uses provided for



in this Plan. Properties zoned A-1 prior to December 8, 1987 located on land with HIP future land use designation may not be denied a single family residential building permit, provided that the property was consistent with the minimum lot size requirements of the A-1 zoning district, however; such properties must not be subdivided/platted into single family lots. The County shall not approve new A-1 zoning within the HIP land use designation.

Applicants for permits for new single family uses located on HIP properties shall be advised by the County that permitted land uses abutting the proposed single family unit may create noise or other impacts, and that the owner of the home may need to provide buffering along property lines to mitigate such impacts from future nonresidential uses that are permitted within the HIP land use designation.

The County may evaluate the need for additional methods of addressing the issue of existing A-1 zoned lots within the HIP land use designation to determine if amendments to the Land Development Code are necessary.

For parcels of land which were developed or had site plan approval prior to December 8, 1987, under a zoning district other than PD, shall be permitted to retain the existing zoning without undergoing a rezoning to PD or PLI, and shall be regarded as compatible with and furthering the goals, policies, provisions, densities, intensities, and land uses provided for in this Plan.

Development applications shall be forwarded to the appropriate staff for review and to propose conditions for infrastructure improvements (e.g., road, drainage, water and sewer plans) to adequately serve the project, and conditions for Comprehensive Plan compliance. Conditions may be imposed as part of the permit approval. Applicable Land Development Code appeal procedures are available.

**OBJECTIVE FLU 4.6 9 SPECIFIC AREA PLANS FOR INFILL AND REDEVELOPMENT**

The County shall develop, when necessary, specific area plans, to provide direction for Plan and Land Development Code updates and in the review and approval of development proposals.

Policy FLU 4.6.1 Oxford Place Future Land Use Overlay District**Purpose and Intent**

The purpose and intent of this Land Use Overlay District is to guide development in the Oxford Place area to be consistent with the recommendations of the Oxford Road Redevelopment Study of 2014 and to assure that proposed development and public investment within the Oxford Place area result in mixed use redevelopment of the area, including roadways designed as Complete Streets, creation of a sense of place around a focal point, safe pedestrian and vehicular circulation to the surrounding neighborhoods and the Kewanee Trail, and multimodal transportation options. This includes a “downtown/main street” destination for that part of Oxford Road from State Road 436 south to the intersection with Fern Park Boulevard. The Overlay District is generally bounded by US 17-92 to the west, Lake of the Woods Boulevard to the south, Fern Park Boulevard to the east, and State Road 436 to the north. The Oxford Place Overlay District is shown in the Exhibits of this Element as the Oxford Place Overlay District Boundary. Property within the Overlay District Boundary shall develop in accordance with the requirements of the Overlay District found herein and within the Land Development Code.

Uses

Uses include general and medical offices, multifamily residential, and commercial such as, retail, personal services, restaurants, cinemas, grocery stores, hotels, civic uses, recreation areas, parking structures integrated into a development, veterinary clinics, day-cares, and other similar uses. These uses are intended to create a mixed use development as further defined in the Oxford Place Overlay District, found in the Land Development Code of Seminole County.

Density/Intensity and Land Use Mix

In order to create an intense urban setting, the minimum density within the Oxford Place Overlay District is 20 dwelling units per net buildable acre, and the maximum density is 50 dwelling units per net buildable acre. Nonresidential development shall be developed at no greater than a Floor Area Ratio of 1.0.

Development within the area included in the Oxford Place Future Land Use Overlay District shall include a mix of uses characteristic of a walkable “downtown/main street” where people can live, work and play, and functions as an economic and community focal point for the surrounding neighborhoods. The Overlay will be developed to accommodate an area wide composite land use mix in compliance with the maximum land use percentages found in Table 2 below. The mix of uses provided on each individual development site within the Overlay District must include a multi-family residential component and at least one nonresidential use until such



time as any of the maximum land use percentages, in Table 2 below, are achieved. Parcels one (1) acre or less legally existing as of the effective date the Oxford Place Future Land Use District may be developed as a single use.

Table 2	
Use	Maximum
Multifamily Residential	75%
Commercial/Services	50%
Office	25%
Overall Non-Residential (Commercial & Office Combined)	60%
All uses measured in square feet to calculate percentages.	

Zoning

Allowable zoning classifications within the Oxford Place Overlay District include the underlying zoning classifications of parcels within the Overlay District Boundary legally existing as of the effective date of the Oxford Place Future Land Use Overlay District. Properties within the Oxford Place Future Land Use Overlay Boundary shall develop in accordance with the requirements of the Overlay District found herein and within the Land Development Code but will retain their existing future land use and zoning designations. A Future Land Use Map Amendment and rezoning is not required to develop under the Oxford Place Overlay District. Where the underlying zoning does not permit residential uses, and the Future Land Use Overlay requires residential, the Future Land Use Overlay shall prevail.

Special Provisions

Auto-oriented businesses, such as gas stations and businesses with a drive through, are limited to properties with frontage on the SR 436 and US 17-92 Corridors.

Development phasing is allowed and must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see **Exhibit FLU: Services and Facilities by Classification**) and facility plans. Each phase must be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.

Shared Facilities. Mixed-use developments are intended to offer advantages of integrated infrastructure that provides increased efficiencies of construction and maintenance and enhanced visual appearance. Shared parking, stormwater facilities and signs are encouraged to create a unity of development, to reduce costs, to reduce the provision of excess facilities and to improve visual appearance. Minimum standards must be met for each individual activity unless a demonstration can be made that shared facilities with reduced standards will still provide adequate service to the site. Offsetting advantages of visual appearance, reduced public maintenance or other factors will also be considered.



Development

Development in the Oxford Place area shall occur in accordance with Sections 30.1701 through 30.1714 of the Land Development Code of Seminole County.

Policy FLU 4.6.2 Orlando Sanford International Airport

The County shall ensure airport compatible land uses adjacent to the Orlando Sanford International Airport (OSIA) as follows:

- A** Allow the conversion of existing neighborhoods to airport compatible uses and minimize nonresidential impacts during the conversion process;
- B** Implement Seminole County Comprehensive Plan **Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards**;
- C** Amend the Land Development Code (LDC) to include the land uses specified in the Future Land Use Element Definitions of Future Land Use Designations section for Higher Intensity Planned Development-Airport (HIP-Airport) as land uses compatible with airport operations. Also amend the LDC to implement Seminole County Comprehensive Plan **Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards**;
- D** Require avigation easements and recorded notice of aircraft noise and overflights in accordance with Seminole County Comprehensive Plan **Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards** for redevelopment east and south of the OSIA, to advise property owners of noise exposure and overflight activity;
- E** Provide notice to the Sanford Airport Authority (SAA) of proposed County planning and zoning modifications, site plans, subdivision plans, meetings, hearings, changes to land development regulations, etc., that relate to unincorporated properties within the HIP-Airport Development Areas adjacent to OSIA;
- F** Advise property owners/developers/purchasers of property, by means of OSIA property acquisition map(s)/photo(s), that residential development, public educational facilities and/or other uses may be incompatible with OSIA expansion;
- G** Direct inquiries from property owners, the development community and general public to the SAA regarding future airport acquisitions; and
- H** Consider adoption of the Federal Aviation Administration Federal Aviation Regulations Part 150 Compatible Land Use Guidelines, as a guide for reviewing land use development activities adjacent to the OSIA.



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GOAL 5: ENHANCE EXISTING PLACES
IMPROVE AND MAINTAIN THE CHARACTER OF SEMINOLE'S EXISTING PLACES AND HISTORIC RESOURCES.

The County shall continue to improve the existing Urban and Suburban neighborhoods within unincorporated Seminole County by maintaining the character while improving interconnectivity, housing accessibility, and access to jobs, services, parks, and other amenities.

OBJECTIVE FLU 5.1 HISTORIC AND ARCHAEOLOGICAL RESOURCES

To preserve, protect, and promote the historic and archaeological resources of Seminole County, Florida, through a comprehensive and sustainable approach that enhances community awareness and ensures responsible stewardship for the benefit of current and future generations.

Key Strategies:

- A** Strengthen and update existing preservation ordinances and regulations to provide greater protection for historic and archaeological resources. Collaborate with experts to ensure the effective enforcement of these regulations.
- B** Design and implement interpretative programs that allow visitors to engage with the history and archaeology of the county.
- C** Develop safe and sustainable access to sites, integrating historical context and interactive experiences where appropriate.
- D** Support the Seminole County Museum and Historical Society.
- E** Promote research initiatives that contribute to a deeper understanding of Seminole County's history and archaeology. Encourage academic institutions, researchers, and historians to collaborate on projects that uncover new insights about the region's past.
- F** Develop guidelines for best practices for the preservation, maintenance, and adaptive reuse of historic and archaeological resources. Encourage property owners and developers to consider the significance of these resources in their projects.
- G** By implementing this comprehensive plan objective, Seminole County can achieve a harmonious balance between growth and preservation, fostering a sense of pride, identity, and connection among its residents and protecting its unique history for future generations.

Policy FLU 5.1.1 Performance Standards for Management of Archaeological Resources Located on Proposed Development Sites

Many sites with a potential for archaeological finds are also located on or near wetlands and/or floodprone areas, or within the protection areas established for the Wekiva and Econlockhatchee River Basins. As a result, restrictions (such as setbacks from sensitive areas) governing the development of such sites are already in place.



Based on ***Exhibit FLU: Areas of Archaeological Potential***, which was created with a Phase I survey and using the predictive model of probability areas found in the volume entitled "Cultural Resources Study of Seminole County, Florida: Archaeology Volume I", dated June 1994, the County's Land Development Code (LDC) shall be revised by January 2024 to require the following:

- A** Applicants with properties that may be located within the area marked as having archaeological potential, and that are not also affected by regulations governing wetland areas, floodprone areas, or the protection areas of the Wekiva and Econlockhatchee Rivers, shall be notified that they must provide surveys conducted by certified archaeological consultants or other qualified surveyors that verify the presence or absence of archaeological resources.
- B** In areas where archaeological resources, including human remains, are identified through such surveys, applicants shall consult with State authorities.
- C** If no human remains are found, or if the archaeologist or qualified surveyor concludes that no removal of resources is necessary, the LDC shall require that the area containing archaeological resources be managed as an open space asset included and protected within site plans or subdivisions.
- D** Many development sites having archaeological potential are located within wetlands, floodprone lands, and/or the Wekiva River and Econlockhatchee Rivers Protection Areas. Therefore, conditions of approval, where an applicant does not provide a detailed survey, shall include protection of wet and floodprone areas in compliance with applicable regulations. Conditions of Approval shall also require development activities to cease, and consultation with State authorities to take place if human remains are found on site, or with County authorities if cultural resources are found on site.

Policy FLU 5.1.2 Protection of Historic Resources

- A** The County shall continue to enforce Land Development Code (LDC) regulations to ensure that future land development and public improvement activities limit and mitigate disruption to or damage of sites determined to be significant historical resources. LDC provisions shall be based on the guidelines and criteria listed in this policy. Mitigation, incentives, disincentives, and long term protection guidelines for historically significant sites shall also be addressed. Applicants proposing to renovate or demolish existing structures shall be guided by these criteria.
- B** Guidelines and Criteria for Preservation and Protection of Historic Resources
 - 1 The criteria for evaluating historic resources as significant shall include, but not be limited to, the following adapted from the "Criteria for Listing" of the National Register of Historical Places:
 - 2 That the resource is listed on the National Register of Historic Places and/or the Florida Master Site File; or



- 3 That the resource be associated with events that have made a significant contribution to the broad patterns of history; or
 - 4 That the resource be associated with the lives of persons significant in the past; or
 - 5 That the resource embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (e.g., historic district); or
 - 6 That the resource has yielded, or may be likely to yield, information important in prehistory or history.
- C** Guidelines for evaluation and assessment of historical resources shall be based on but not limited to the Secretary of the Department of Interior's Guidelines for Architectural and Engineering Documentation and the Historic Preservation Compliance Review Program of the Florida Department of State, Division of Historical Resources, in particular Chapter 4, Standards for Conducting, Reporting, and Reviewing Archaeological and Historic Site Assessment Survey Activities.

OBJECTIVE FLU 5.2 RESIDENTIAL LAND USE CATEGORIES

Policy FLU 5.2.1 Low Density Residential

Purpose and Intent

The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.

Uses

- A** Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre;
- B** Public elementary schools, public middle schools and public high schools; and
- C** Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas.

Services and Facilities

This land use requires an urban level of service for most facilities consistent with ***Exhibit FLU: Services and Facilities by Classification***.

Special Provisions

- A** Pedestrian, bicycle, and vehicular linkages between abutting residential areas is encouraged to provide convenient access to



recreation, schools, libraries, and shopping. Vehicular connections between subdivisions should be designed to serve local residents and discourage through traffic. Pedestrian connections between residential areas, sidewalks abutting the residential areas, and transit stops are encouraged.

- B** Clustering of residential units to preserve environmentally sensitive areas above and beyond Land Development Code requirements and/or to provide sites for schools, recreation and other public facilities is permitted under the Planned Unit Development zoning classification. To maintain compatibility with surrounding land uses, the density of clustered units is limited to a maximum of four dwelling units per net buildable acre.
- C** Mobile homes/manufactured housing may be permitted where compatible with surrounding development (i.e., areas where these uses are established and areas serving as a transition between higher intensity urban uses and Low Density Residential uses).
- D** Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of ***Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses.***

Policy FLU 5.2.2 Medium Density Residential

Purpose and Intent

The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre and allow for the conversion of existing residential units to residential professional office uses in the Residential Professional zoning classification. This land use should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential/Suburban Estates uses.

Uses

- A** Single family detached residences, patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre;
- B** Missing Middle housing typologies (except for live/work units), as defined in the Introduction Element at a maximum density of 10 dwelling units per net buildable acre;
- C** Conversion of existing residential units to residential professional offices;
- D** Public elementary schools, public middle schools, and public high schools; and



- E** Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities and publicly owned parks and recreational areas.

Services and Facilities

This land use requires a full range of services and facilities (see ***Exhibit FLU: Services and Facilities by Classification***).

Special Provisions

- A** Multi-family developments require the provision of on-site amenities including active recreation areas, usable open space, and pedestrian walkways as a component of development design. On-site transit facilities (e.g., bus shelters and bays) may be required on a site-specific basis.
- B** Clustering of residential units to preserve environmentally sensitive areas above and beyond current Land Development Code requirements and/or to provide sites for schools, recreation and other public facilities is permitted under the Planned Unit Development zoning classification. To maintain compatibility with surrounding land uses, the density of clustered units is limited to a maximum density of 10 units per net buildable acre.
- C** Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of ***Policy FLU 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses***.

Policy FLU 5.2.3 High Density Residential

Purpose and Intent

The purpose and intent of this land uses designation is to provide for a range of residential development at a maximum density of 20 dwelling units per net buildable acre. High density residential development should be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This land use can act as an effective transitional use between nonresidential and Medium Density Residential uses.

Uses

- A** Condominiums, townhouses, apartment hotels, boarding and lodging houses, and motels;
- B** Missing Middle housing typologies (except for Live/Work units), as defined in the Introduction Element, at a maximum of 20 dwelling units per net buildable acre;
- C** Public elementary schools, public middle schools, and public high schools; and
- D** Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses.



- E** Residential densities may be permitted up to a maximum of 22 dwelling units per net buildable acre in accordance with the provisions of **Policy FLU 4.1.1** and **Policy HSG 3.3**.

Services and Facilities

This land use requires a full range of urban services and facilities (see **Exhibit FLU: Services and Facilities by Classification**).

Special Provisions

- A** High density developments require maximum lot coverage, minimum open space, recreation, pedestrian walkways, and transit facility requirements to enhance the living environment of residents and to provide convenient access to area schools, shopping, and recreational facilities. On-site transit facilities (e.g., bus shelters and bays) may be required on a site-specific basis.
- B** Clustering of residential units to preserve environmentally sensitive areas above and beyond current Land Development Code requirements and/or to provide sites for schools, recreation and other public facilities is permitted under the Planned Unit Development zoning classification.
- C** Increased building heights up to 60 feet may be allowed where compatible with adjacent uses to minimize urban sprawl.

OBJECTIVE FLU 5.3 NON-RESIDENTIAL USES

Policy FLU 5.3.1 Office

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of office uses and allows for the conversion of existing residential structures to low intensity (residential professional) office uses. In addition, limited residential use shall be allowed, serving a support function to predominantly office developments in order to bring housing and employment opportunities together on a single site. This land use should be located along collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher intensity nonresidential uses and High, Medium, and Low Density Residential uses. The maximum intensity permitted in this designation is 0.35 floor area ratio.

RP (Residential Professional) and PD (Planned Development) zonings within the Office land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

Additionally, architectural details may be considered by the Board of County Commissioners (Board) on a site-specific basis when determining if an office development in the RP and PD districts is compatible with the character of the area. Such standards may include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction;



building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. If the proposed plan does not or cannot achieve the desired level of compatibility, as determined by the Board, the Board may deny the rezoning request.

Uses

- A** Conversion of existing residential structures to low intensity professional office uses;
- B** General office development;
- C** Nursery schools, libraries, laboratories, and day care centers;
- D** Public elementary schools, public middle schools, and public high schools; and
- E** Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures.
- F** Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area.

Services and Facilities

This land use requires a full range of urban services and facilities (see ***Exhibit FLU: Services and Facilities by Classification***).

Special Provisions

- A** Low intensity lot coverage (building height restrictions) and landscaping are required to minimize traffic congestion and visual impacts when office uses are located adjacent to low and medium density residential areas.
- B** Joint access and cross access easements are encouraged to maintain roadway capacity.
- C** Relaxed building heights may be permitted where compatible with surrounding uses.
- D** Where residential use is proposed in an office development, residential floor area shall be counted toward the maximum FAR of 0.35.

Policy FLU 5.3.2 Public, Quasi-Public

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of public and quasi-public uses, transportation, communication, and utilities. Public and quasi-public uses are designated on the ***Exhibit FLU: Future Land Use Map*** in areas where public and quasi-public uses are established and in areas reserved for future public use. The maximum intensity permitted in this designation is 0.65 floor area ratio.

Uses

- A** Public and private recreation, education, and library facilities;
- B** Public elementary schools, public middle schools, and public high schools;



- C** Public and private cemeteries and mausoleums;
- D** Public safety facilities; and
- E** Water, sewer, telephone, electric, gas, communication, and transportation facilities.

Services and Facilities

Due to the variety of land uses in this designation, service and facility needs are determined through Land Development Code requirements.

Special Provisions

- A** As many of these uses are appropriately located in proximity to residential areas, these uses are permitted through a special exception to the existing zoning classification.
- B** Development activity, including the placing or depositing of fill within wetlands and the 100-year floodplain as identified by FEMA, shall be prohibited on lands designated as Public, Quasi-Public, except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.

Policy FLU 5.3.3 Commercial

Purpose and Intent

The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio.

Uses

- A** Neighborhood convenience store;
- B** Community, regional and subregional shopping centers;
- C** Colleges, universities, business and technical schools;
- D** Retail sales, restaurants and commercial services;
- E** Highway oriented businesses and outdoor advertising;
- F** Amusement and commercial recreation within an enclosed building;
- G** Adult and child care facilities, including evening and night facilities ;
- H** Public and private elementary schools, middle schools, and high schools;
- I** Hotels and motels; and
- J** Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes.



Services and Facilities

This land use requires a full range of urban services and facilities (see with ***Exhibit FLU: Services and Facilities by Classification***).

Special Provisions

- A** To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred.
- B** Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods.
- C** A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility.

Policy FLU 5.3.4 Industrial

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is 0.65 floor area ratio.

Uses

- A** Light manufacturing industry;
- B** Distribution and terminals;
- C** Automobile repair shops;
- D** Warehousing;
- E** Wholesale greenhouses;
- F** Lumberyards and machinery sales;
- G** Paint and body shops;
- H** Trade shops and schools;
- I** Medical clinics;
- J** Publishing plants;
- K** Public buildings;
- L** Stockyards;
- M** Public elementary schools, public middle schools and public high schools;



N Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and

O Adult entertainment establishments and sexually oriented businesses

Services and Facilities

This land use requires a full range of urban services and facilities (see ***Exhibit FLU: Services and Facilities by Classification***).

Special Provisions

Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.

Policy FLU 5.3.5 Recreation

Purpose and Intent

The purposed and intent of this land use is to identify locations for Countywide public or private recreational facilities, park lands and open space preservation areas. Recreational areas are designated to ensure their protection, proper development, and future public uses. The maximum intensity permitted in this designation is 0.50 floor area ratio.

Uses

Public and private recreation and open space.

Services and Facilities

Service and facility needs are determined through Land Development Code requirements.

Special Provisions

As many of these uses are appropriately located in proximity to residential areas, these uses are permitted through a special exception to the existing zoning classification.

OBJECTIVE FLU 5.4 ENHANCEMENT OF RESIDENTIAL NEIGHBORHOODS

The County shall ensure the long-term viability of residential neighborhoods, and foster distinct, attractive, and safe places to live, in support of the Central Florida Regional Growth Vision, by guiding future development, redevelopment and infill development to ensure compatibility with surrounding land uses and maintaining quality of life for residents.

Policy FLU 5.4.1 Development Standards

The County shall maintain the viability of established residential neighborhoods by continuing to implement Land Development Code provisions relating to:

- A** Development within floodprone areas;
- B** Building setbacks, heights and buffers;
- C** Roadway buffers;



- D** Landscaping;
- E** Tree preservation;
- F** Signage;
- G** On-site vehicular, bicycle, and pedestrian circulation and vehicular and bicycle parking, and off-site access to public sidewalks and public transportation, where available;
- H** Drainage and stormwater management;
- I** Fences, walls and entrance features;
- J** Maintenance and use of common open space areas; and
- K** Performance guidelines, including those of the Crime Prevention Through Environmental Design guidelines.

Policy FLU 5.4.2 Regulation of Nuisance Uses

The County shall continue to enforce Land Development Code standards relating to nuisance uses such as vehicular parking, loading zones, refuse containers, signs, lights, balconies, and storage areas to minimize impacts upon and intrusions into residential areas.

Policy FLU 5.4.3 Neighborhood Commercial Uses

The County may allow commercial uses in areas designated solely for residential uses under the following conditions:

- A** Uses do not encourage urban sprawl, are intended to serve the local area only, and are supportive of and consistent with the character of the neighborhoods they are intended to serve;
- B** If such uses are located at the intersection of collector or arterial roadways, they will not set a precedent for future strip commercialization and shall provide pedestrian and bicycle access from the neighborhoods intended to be served;
- C** Development intensity is limited to uses designed to serve the needs of the immediate neighborhoods, including:
 - 1 Daycare centers
 - 2 Convenience stores without gasoline pumps
 - 3 Delicatessen/Café
 - 4 Ice cream or coffee shop
 - 5 Barbershop or hair salon
- D** One above store or live-work unit ~~office-flat~~ may be permitted per nonresidential use.
- E** Development occurs in accordance with the Land Development Code performance framework, including:
 - 1 Public notification and hearings pursuant to the requirements of State Law and the Implementation Element of the Seminole County Comprehensive Plan;



- 2 Intensity limitations based on traffic impact studies;
- 3 Emphasis on pedestrian access; on-site and necessary off-site sidewalks for convenient and safe pedestrian access; automobile parking shall be provided to accommodate employees and any delivery vehicle; accommodation of bicycle parking shall be provided;
- 4 Buildings constructed (or renovated in the case of reuse of a residential structure) with facades designed to resemble residential structures similar to those in the service area; and street address shall be displayed;
- 5 Sufficient setbacks, landscaping and buffers to maximize visual compatibility seating; and
- 6 Appropriate hours of operation to minimize noise and lighting impacts.

Policy FLU 5.4.4 Transitional Land Uses in Urban Areas Not Approved for Mixed Development

The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing redevelopment of areas no longer appropriate as viable residential areas, within urban areas where mixed development is not permitted. ***Exhibit FLU: Compatible Transitional Land Uses*** is to be used in determining appropriate transitional uses.

Policy FLU 5.4.5 Conversion of Residential Structures

The County shall allow conversion of existing residential structures to professional office and restricted neighborhood commercial uses, as defined in the Land Development Regulations (LDC) of Seminole County, only where:

- A** The character of the area has undergone a significant change due to roadway improvements or development trends;
- B** Adequate access and parking to redeveloped parcels can be maintained;
- C** Parking minimums may be reduced if the commercial use is neighborhood commercial use, as defined in ***Policy FLU 5.4.3 Neighborhood Commercial Uses***; and
- D** LDC standards for buffers can be provided to effectively maintain the viability of adjacent residential uses.

Policy FLU 5.4.6 Location of Employment Uses, including Industrial Uses

The County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.



Policy FLU 5.4.7 Determination of Compatibility in the Planned Development Zoning Classification

The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on an individual basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan in its entirety.

Policy FLU 5.4.8 Performance Guidelines for Urban Neighborhoods

Seminole County shall include standards in its Land Development Code (LDC) that will include, but will not be limited to:

A Neighborhood Performance Guidelines Features

- 1 Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes.
- 2 Residential densities consistent with the future land use designation and zoning district.
- 3 A range of housing types.
- 4 Common, linked, and usable open space for active and/or passive recreation, including interconnected walkways, bikeways, trails and greenways.
- 5 Preservation of on-site natural lands (wetland/upland habitat and environmental resources) in combination with stormwater management and common open spaces.
- 6 Neighborhood streets should allow on-street parking where public safety can be assured, and where feasible. Sidewalks or pedestrian ways shall be provided where safety can be assured, and those that are provided shall accommodate wheelchairs, curb cuts at each intersection, and marked pedestrian crosswalks identified by signage requiring vehicles to yield to pedestrians. Where existing roads do not have on-street parking, developments proposing to add on-street parking shall be supported where the design meets the standards of the ESM.
- 7 Neighborhood streets shall be designed to facilitate connections to adjacent neighborhoods and neighborhood-serving businesses, public schools and parks where public safety can be assured and in a manner that enables residents to reach these resources without the need to use major arterial roadways, and without encouraging through traffic.
- 8 Landscaped signage identifying neighborhood name at all major entrances shall be strongly encouraged as a means of ensuring identification by fire rescue personnel.

**B Structure Performance Guidelines**

- 1 Features that promote the pedestrian nature of the neighborhood and reduce the dominance of garages and parking lots, including, but not limited to: garage door location behind the front plane of the house; side entry garages; rear access to garages located on alleyways; shared driveways with separate garages; parking lots for multi-family developments occupying side yards and less of front street yard; pedestrian entryways separated from vehicular entrances to serve multi-family developments; inclusion of an open space feature reserved for residents in the street front yard of multifamily development; 'build to' lines for multifamily developments that enable ease of pedestrian access to any building containing a management office; inclusion of recharging station for electric and hybrid vehicles in multi-family developments; and inclusion of transit shelters in large scale multi-family developments located on transit corridors.
- 2 Exterior house features shall include numerical address and a variety of architectural features is encouraged within a community.

C Community Compatibility Performance Guidelines

- 1 The County shall continue to implement and revise as necessary the Part 67, Chapter 30, Landscape, Screening and Buffering of the Land Development Code (LDC) adopted in 2012, which includes performance guidelines to ensure compatibility between existing and proposed development through the use of buffers and other methods. These guidelines shall be implemented through the development review process, including site plans and subdivisions.
- 2 The County's compatibility performance guidelines provide an opacity rating that must be achieved between adjoining land uses that differ in density, or where mixed uses or moderate to high intensity nonresidential use will adjoin low and moderate density residential uses, but provide a variety of site design options to achieve this requirement. The use of variable vegetated buffer width, fencing, decorative walls, and landscape planting density enables a developer to identify the compatibility options that best conform to the proposed development while ensuring a positive impact on surrounding land uses. Buffer standards also support the principles of Crime Prevention Through Environmental Design (CPTED) to allow unobstructed views of vulnerable doors and windows from the street and other properties and avoid blind spots and hiding spaces.

Policy FLU 5.4.9 Accessory Dwelling Units (Generally)

- A** Accessory dwelling units (ADUs) shall be limited to one (1) per single family home, on lots having a minimum width of 50 feet and minimum lot area of 5,000 square feet. ADUs shall be associated with single family detached units only.
- B** ADUs in Agriculture (A-1), Country Homes (RC-1), and Single Family zoning districts, as well as Planned Developments permitting single family development, shall be administratively approved by the Planning & Development Division Manager, subject to specific performance criteria which shall be adopted into the Land Development Code. These



may include, but are not limited to, neighborhood compatibility, adequate lot size, and off-street parking.

- C ADUs shall not be permitted in association with nonconforming residential development in the Industrial, Commercial, and Office future land use designations.

Policy FLU 5.4.10 Renewal and Rehabilitation of Older Neighborhoods

The County shall continue to offer the programs available through the Municipal Services Benefit Unit (MSBU) to older unincorporated neighborhoods developed prior to existing policies and regulations. The MSBU program administers special (non-ad valorem) assessments for local improvements requested by property owners within identified MSBU districts. Community improvements financed via the MSBU program include residential street lighting, aquatic weed control, lake restoration, road paving, drainage projects, and water/sewer line extension.

Policy FLU 5.4.11 Mixed Use Development in Commercial

- A The County shall allow properties designated as Commercial on the ***Exhibit FLU: Future Land Use Map*** to be developed as mixed residential/commercial use, up to 30 du/acre, subject to compliance with the policies and standards for ***FLU 4.2.2 Mixed Use Development*** and mixed use development standards in the Land Development Code (LDC). Residential shall be a supporting use within the boundaries of a commercial development, not exceeding 49 percent of total floor area and any subdivision of residential lots shall be limited 20 percent of the net buildable area of the site. The following residential uses will be permitted within the Commercial land use designation as an incentive to create opportunities for infill development; maintain short travel distances between commercial and residential areas; support the multimodal mobility strategy; and create a range of obtainable housing opportunities and choices consistent with the Central Florida Regional Growth Vision:
 - 1 Attached multifamily units such as condominiums, apartments and townhouses of medium to high density
 - 2 Missing Middle dwelling unit typologies, including live-work units; and
 - 3 Above-store apartments.
- B Proposed mixed-use developments are subject to compliance with the Missing Middle Alternative Standards or rezoning to Mixed-Use Corridor Development. Applications are subject to the Mixed Development Performance Framework from ***Policy FLU 4.2.2***.
- C Detached single-family homes are not permitted to be constructed as part of the new residential component.

OBJECTIVE FLU 5.5 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The CDBG Program is a formula-based, entitlement grant provided by the United States Department of Housing and Urban Development (HUD). The primary purpose of the CDBG program is to develop viable urban communities and provide services to principally low-income citizens and their neighborhoods. The County shall continue to manage the CDBG program and other similar funding sources in target areas for affordable housing residential



redevelopment, rehabilitation, and renewal. Future development through the CDBG Program should be consistent with ***Policy FLU 7.3.2 Promote Economic Development in Target Areas through Urban Infill and Redevelopment.***

Policy FLU 5.5.1 Redevelopment and Revitalization of Low-Income Neighborhoods

The County shall continue to administer Community Development Block Grant (CDBG) funded programs for target areas (geographic areas within which a minimum of 51% of the households earn incomes that do not exceed 80% of the area median income). Programs shall be shaped by input received from residents of the target areas, including the desires of residents to renovate and revitalize existing housing, remain in neighborhoods and 'age in place', and will provide specific infrastructure, housing, community service, and financing options to stabilize and revitalize target areas.

Policy FLU 5.5.2 Development Standards for Community Development Block Grant Eligible Target Areas

The Land Development Code (LDC) will be amended as needed to support redevelopment and revitalization of Community Development Block Grant eligible Target Areas. Revisions resulting from this policy will provide standards to enable revitalization of existing neighborhoods and encourage the use of CDBG funds to rehabilitate substandard units and vacant parcels; support the County's multimodal mobility strategy; and support a compact, walkable land use pattern by allowing reduced building setbacks and build-to lines for infill projects.

When applicable, the Code shall:

- A** Adopt land development code provisions for on-site parking lot landscaping, parking standards, and building setbacks that: encourages preservation of existing large canopy trees; emphasizes pedestrian safety and use of Crime Prevention Through Environmental Design (CPTED) principles; allows reduced minimum parking standards where site plans include on-site transit shelters, or cases in which conditions of approval include such features as van or car pools, and/or staggered peak work hours for multiple uses to facilitate shared employee parking; or improves access to any nearby off-site transit stops or SunRail commuter rail stations; and
- B** The County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.

Policy FLU 5.5.3 Neighborhood Redevelopment Plans

The County shall continue implementing Community Development Block Grant funded revitalization plans prepared for community development target areas. These plans may specify changes to land use and/or zoning, and may identify improvements to infrastructure, housing, community service, and financing options to stabilize and revitalize target areas.



Policy FLU 5.5.4 Special Land Use Considerations

The County's Development Services Department shall continue to coordinate with the Seminole County Community Services Department to identify and recommend land use and Land Development Code amendments to help meet the special needs of physically challenged residents of all ages, as well as the transportation and housing related needs of lower income residents in the County.

Through this coordination effort, the County shall identify properties within lower income neighborhoods eligible for Community Development Block Grant funding (Low/Moderate Target Areas) where lots or parcels of record, platted or unplatted, have been reduced in size by the dedication or conveyance of land for public road rights-of-way. The County shall consider such lots or parcels of record as if there had been no reduction in size for purposes of minimum zoning requirements relating to lot size and lot width, provided that the reduction shall not exceed 15% of the lot area prior to the dedication or conveyance of right-of-way or the remainder of the lot area shall not be less than 4,000 square feet.

In addition, these identified lots or parcels of record, platted or unplatted, in Low/Moderate Targeted Areas shall require no application for setback variances to accommodate said renovation or replacement of dwellings. However, in no case shall the front yard setback be less than 20 feet, side yard setback be less than 5 feet and the rear yard setback be less than 10 feet, and a minimum of ten feet must be maintained between all structures on adjoining lots.

OBJECTIVE FLU 5.6 AFFORDABLE AND WORKFORCE HOUSING

The County will continue to evaluate potential Comprehensive Plan and Land Development Code amendments, such as the recommendations from the Affordable Housing Advisory Committee issued in 2015 and the findings of the SunRail area studies funded by a Sustainable Communities Regional Planning grant from the US Department of Housing and Urban Development, regarding provisions designed to encourage a range of obtainable, affordable and workforce housing opportunities and choices.

Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses

In addition, the County shall continue to enforce the Alternative Density Option (Part 73 of Chapter 30 of the Land Development Code of Seminole County), and R-AH Zoning District (Part 16 of Chapter 30 of the Land Development Code of Seminole County) provisions. Density bonuses may include:

- A** Allowing development of up to seven dwelling units per net buildable acre within the Low Density Residential Future Land Use designation, up to 12 dwelling units per net buildable acre within the Medium Density Residential Future Land Use designation, and up to 22 dwelling units per net buildable acre on sites with High Density Residential Future Land Use designation. Increases in density within the Mixed Development Future Land Use designation shall be considered consistent with **Policy FLU 4.2.2**. Increases shall be considered consistent with **Policy FLU 4.2.3** for the Urban Centers and Corridors Overlay.



- B** Providing density incentives on a sliding scale based upon the percent of units priced for low and very low income households provided on the development site;
- C** Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks or build-to lines, zero-lot line as well as clustered developments;
- D** Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks, zero-lot line, duplex, triplex, quad-plex and low rise (two-story) apartments, as well as clustered developments;
- E** Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks, low rise, midrise and high-rise developments for residential developments with a percentage of affordable housing within the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay;
- F** Providing standards to ensure the integration of conventional market rate units and affordable and workforce units to prevent an undue concentration of lower income units within a development site;
- G** Ensuring that units intended to be affordable are not distinguishable from the market rate units;
- H** Requiring compatibility of the development with surrounding residential uses;
- I** Requiring a binding agreement to ensure that the percentage of units intended to meet the housing needs of the low and very low income buyers and renters are delivered and remain available to qualified households when units change occupancy; and
- J** Enabling centrally located child day care, community center, small scale (neighborhood scale) business, tutoring and office uses as accessory uses to the development when intended to serve the needs of the occupants of a development containing affordable and/or workforce housing units within Moderate Density Residential; allowing these centrally located uses as permitted uses for developments with affordable units within the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay.

Policy FLU 5.6.2 Travel Trailer Parks and Campsites

The County shall continue to allow existing sites identified as of September 11, 1991, to continue to be “grandfathered” uses under the provisions of the RM-3 zoning classification within the Suburban Estates land use designation. The RM-3 Travel Trailer Parks and Campsites zoning district shall continue to exist as a grandfathered zoning district, in view of property rights accorded to such sites that were legally approved under prior County land development regulations. However, existing sites cannot expand or increase their legal nonconformity in any way, and new RM-3 sites cannot be created. However, if such sites are undeveloped or the uses are abandoned (including as a result of natural disasters or similar occurrences or events) for a period of 180 days then such sites shall be assigned a new land use designation and rezoned to be consistent with that land use designation.



Policy FLU 5.6.3 Optional Nonresidential Intensity Bonuses Associated with Workforce Housing

The Future Land Use Designation of Mixed Development, pursuant to **Policy FLU 4.2.2 Mixed-Use Developments**, and the Zoning Districts that implement this Future Land Use, will permit a commercial intensity bonus [measured in units of floor area ratio (FAR)] as an incentive for including workforce housing units as a part of a MXD or Planned Development. The maximum allowable bonus shall be an FAR of 0.20. This intensity bonus is intended to provide an incentive to developers to provide workforce housing in locations identified as desirable and advantageous to Seminole County, proximate to jobs, to enable the County to both ensure a range of obtainable housing opportunities and choices in support of the Central Florida Regional Growth Vision and a land use pattern that supports the County's multi-modal mobility strategy by encouraging a mix of uses.

Policy FLU 5.6.4 Workforce Housing in Economic Development Target Areas

New housing developments located within any of the economic target areas (areas eligible for Community Development Block Grant funds) shall provide a minimum quantity of housing with prices or rents obtainable by households earning the average wage within the subject Economic Development Target Area, consistent with **Policy FLU 7.3.2 Promote Economic Development in Target Areas through Urban Infill and Redevelopment**. Exceptions shall be granted in cases where applicants demonstrate that either workforce housing exists within close proximity, or insufficient market support exists for workforce housing within the subject target area.

OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS

The County shall reduce uses that are inconsistent with community character, future land uses and service and facility plans through a systematic program to reduce nonconforming uses, eliminate nonconforming zonings and resolve issues related to antiquated plats. Antiquated plats refer to a subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads or drainage facilities.

Policy FLU 5.7.1 Nonconforming Uses, Nonconforming Zonings, and Conflicting Zonings

The County shall reduce nonconforming uses and zonings and eliminate conflicting zonings by means of procedures set forth in the Implementation Element of this Plan.

Policy FLU 5.7.2 Antiquated Vacant Plats

The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:

- A** Requiring the combining of abutting lots with unity of ownership, where such lots are nonconforming by reason of width, depth or area; and



B Allowing for replatting and vacating and abandonment procedures.

Policy FLU 5.7.3 Antiquated Developed Plats

The County shall address antiquated developed plats on a case-by-case basis, guided by *Objective FLU 7.1 Protection from Unreasonable Land Development* and its associated policies (“Protection of Private Property Rights”), as well as *Policy FLU 4.1.2* (flexibility of setbacks and parking on infill lots, *Policy FLU 5.4.5 Conversion of Residential Structures*, and the buffering and compatibility provisions of the Land Development Code.



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GOAL 6: COORDINATION OF INVESTMENTS
INVESTING IN THE FUTURE OF THE COUNTY THROUGH THE IMPROVEMENT OF
INFRASTRUCTURE, FACILITIES, AND SERVICES.

The County shall prioritize and coordinate investments in infrastructure through coordinated processes to support growth and development in a manner which meets the needs of the County while enhancing environmental health and human well-being.

OBJECTIVE FLU 6.1 PUBLIC FACILITIES AND SERVICES

The County shall require that all development be consistent with the approved Capital Improvements Element or facility and service plans to discourage urban sprawl, meet adopted level of service standards, and minimize attendant public costs through the implementation of the following policies:

Policy FLU 6.1.1 Development Orders, Permits and Agreements

The County shall ensure that all development orders, permits and agreements are consistent with the adopted level of service standards and provisions of the Capital Improvements Element and the appropriate facility element as well as all other provisions of this Plan.

Policy FLU 6.1.2 Concurrency Requirements

The County shall ensure that all development orders, permits and agreements are subject to the adopted Concurrency Management System standards and provisions as required (mobility strategies shall apply within the Dense Urban Land Area/Transportation Concurrency Exception Area; see ***Exhibit TRA: Transportation Strategy Areas (TSA)***). The County will ensure the availability of both public facility capacity and water supply capacity sufficient to serve development at the adopted level of service consistent with the Implementation Element of this Plan. The Proportionate Fair-Share program, as provided by State Law, shall be included as a method of ensuring the availability of service capacity.

The County shall ensure that all development orders, permits, and agreements are subject to the adopted Concurrency Management System standards and provisions and that potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available.

Policy FLU 6.1.3 Infrastructure, Phasing, and Proportionate Fair-Share Program

The County shall require one of the following for new developments:

- A** That a proposed development provides needed services and facilities;
- B** That the project phase the development as a condition of approval to ensure availability of service through long-range adopted service and facility plans and the Capital Improvements Program; or
- C** That the developer enters an agreement to provide the Proportionate Fair Share of the improvement already programmed for the adopted levels of service to be maintained outside of the Transportation Concurrency



Exception Area (TCEA), and the fair share of any necessary mobility strategy features are addressed within the TCEA.

Policy FLU 6.1.4 Priority for Water and Sewer Service

The County shall evaluate the impact on delivering adequate service to residents within the established service area prior to the expansion of a potable water or sewer service area outside the adopted service area boundaries. The County will not expand a service area if the adopted level of service cannot be maintained.

Policy FLU 6.1.5 Private Investment for Otherwise Approvable Projects

On a case-by-case basis, where a development project could otherwise be approved by the County except for a facility or service needed only to serve that development and which is not included in the County Capital or Operating Budget, the County shall consider agreements with developers that would require private investment in those infrastructure improvements (e.g., feeder roads, aerial fire apparatus, right-of-way, signalization, access improvements, transit facilities, stormwater quality or quantity facilities, etc.) where the improvements are needed to accommodate that particular development and to minimize attendant public costs associated with that development.

Policy FLU 6.1.6 Concurrency Management

The Concurrency Management process shall be implemented consistent with the policies of the Implementation Element.

Policy FLU 6.1.7 Orlando Sanford International Airport

Development of industrial land use adjacent to the Orlando Sanford International Airport must be timed to ensure that the use initiates operations concurrently with the availability of facility capacity for provision of adequate public services according to adopted standards and facility plans.

OBJECTIVE FLU 6.2 INTERGOVERNMENTAL COORDINATION

The County shall continue to coordinate with the cities within Seminole County, adjacent cities beyond the County border, adjacent counties, and other agencies to facilitate consistent facility and land use plans, provide cost-effective services, maintain compatible land uses, support the 2008 Central Florida Regional Growth Vision, and ensure coordination of resource planning and management plans. The County shall coordinate with responsible local, regional, and State authorities and private utility companies, in the establishment of level of service standards for public facilities. Upon adoption of the County and adjacent governments' comprehensive plans, the County shall initiate further coordination efforts to ensure consistency with adopted level of service standards and coordinated multimodal mobility strategies.

Policy FLU 6.2.1 Joint Planning Agreements

The County shall pursue adoption of joint planning agreements (JPAs) with each County municipality. JPAs shall address, at a minimum, future land use compatibility. JPAs may also address annexations, provision of services and facilities and, for cities abutting the East Rural Area of Seminole County, land use compatibility with the East Rural Area of Seminole County. JPAs shall also include agreement on future densities and intensities of properties



that may be annexed, a procedure for resolution of any future conflicts and/or disputes, and standards for cut through traffic. The County shall host interjurisdictional planning summits as necessary.

Policy FLU 6.2.2 Future Service Areas

The County shall provide the most cost-effective services to future development by establishing future service area boundaries and using interlocal agreements for water, sewer, drainage, fire protection, and other public facilities.

Policy FLU 6.2.3 School Sites

The County shall continue coordination and interaction with the School District regarding the location of future school sites, in the acquisition of sites during the development approval process and as to all related matters. The County shall encourage the location of public schools proximate to urban residential areas concurrent with development and the provision of concurrency public facilities, and concurrency public facilities are budgeted for in the appropriate Capital Improvements Plan. At a minimum, public school sites shall be located based on the following criteria:

- A** Public school sites shall be located within the County's urban area or be compatible with compact urban growth patterns; provided, however, that elementary schools, by nature of their service characteristics, are compatible in rural areas but only when located proximate to established residential communities;
- B** Public school sites shall be served by adequate concurrency public facilities;
- C** Public school sites shall be compatible with environmental protection, based on the soils, topography, and other natural resources on site; and
- D** An assessment of critical transportation issues, including safety features and coordination of mobility strategies, such as pedestrian facilities, access to transit, and safe bicycle access or bikeways, shall be made for proposed school sites prior to any development to ensure the safe and efficient transport of students.
- E** In compliance with the updated Interlocal Agreement for Public School Facility Planning, the Planning Technical Advisory Committee shall review potential school sites based on, but not limited to, the following criteria:
 - 1 Consistency with the Seminole County Comprehensive Plan, School Board of Seminole County's Educational Facilities Work Plan and the Seminole County Capital Improvements Program;
 - 2 Joint use and co-location opportunities and feasibility; and
 - 3 Availability of necessary supportive public facilities.

Policy FLU 6.2.4 Resource Management Plans

The County shall continue to coordinate with the Department of Environmental Protection, the St. Johns River Water Management District and the East Central Florida Regional Planning Council in the development and implementation of resource management plans through the following:

- A** Continued participation on the Wekiva River and Econlockhatchee River Working Groups;



- B** Providing staff assistance for developing an Econlockhatchee River Management Plan;
- C** Forwarding development proposals to State agencies for review and comment on projects located adjacent to State owned lands prior to final action;
- D** Implementing the Spring Hammock Management Plan by providing active and passive recreational and educational uses in the Spring Hammock Preserve Area;
- E** Continuing to review the East Central Florida Regional Planning Council work programs and providing assistance in the development of regional resource plans;
- F** Continuing to coordinate with the St. Johns River Water Management District in identifying high priority acquisition areas, should state funds be made available, and providing staff resources;
- G** Participating in and supporting the processes associated with preserving the Wekiva River as a Wild and Scenic River; and
- H** Continued participation in the Wekiva River System Advisory Management Committee.

Policy FLU 6.2.5 Development Review

The County shall evaluate annually the effectiveness and update, as necessary, the Intergovernmental Planning Coordination Agreement of 1997 with the cities and School Board relating to notification of land use actions when such actions may affect adjacent jurisdictions.

Policy FLU 6.2.6 Private Utility Coordination

The County shall require applicants to submit site plans and plats to the electrical utility power companies at the same time plans are submitted to the County for review to assist in the planning and programming of utility service.

Policy FLU 6.2.7 Planning Technical Advisory Committee

The County shall continue to support the Planning Technical Advisory Committee to enhance intergovernmental coordination of comprehensive plan programs and help ensure consistency between these programs and issues of multi-jurisdictional concern.

Policy FLU 6.2.8 Coordination of Levels of Service and Mobility Strategies

The County will, to the best of its ability, ensure that its levels of service for public facilities are compatible with adopted levels of service of neighboring jurisdictions in and adjacent to Seminole County and appropriate state and regional authorities through active intergovernmental coordination. The County shall continue to coordinate mobility strategies for its Transportation Strategy Areas (see ***Exhibit TRA: Transportation Strategy Areas (TSA)***) with those of neighboring jurisdictions.

Policy FLU 6.2.9 Advance Notification, Shared Information and Development Review Coordination between Seminole County and Orange County

The following advance notification, shared information and development review coordination procedures are intended to assist Seminole County and Orange County in their respective planning efforts in proximity to the



Seminole/Orange County line and to further support the Central Florida Regional Growth Vision:

- A** Seminole County shall notify Orange County within 30 days of receipt of an application affecting land within one-half mile of the Seminole/Orange County line, and no less than 10 working days before consideration by the Development Review Committee or the Planning & Development Division, of the following types of applications: Future Land Use map amendments, rezonings, subdivisions, final engineering plans for a subdivision, sector plans or sector plan amendments, or site plans;
- B** Comments may be provided by Orange County staff and/or advisory or elected boards relating to appropriate buffering, transitional uses, impacts on the Orange County Comprehensive Plan and Orange County services and/or other mitigating measures;
- C** Comments received by Seminole County shall be included in all review materials for the proposal and shall be given consideration during the development review process;
- D** Notices shall be provided to the attention of the Orange County Mayor, Orange County Manager and Orange County Planning Division Manager ; and
- E** Seminole County reserves the right to exercise the option identified in Sections 125.001 (2) and 125.001 (2)(a), Florida Statutes, to adopt a resolution authorizing participation of the Seminole County Board of County Commissioners in a duly advertised joint public meeting with the governing body of Orange County and the governing bodies of any Seminole County and Orange County cities involved in an issue of joint concern. The joint public meeting may be held to discuss: land planning and development; economic development; mitigating the impacts of proposed development on rural areas, natural areas, surface water quality, storm water management, multimodal mobility, and public safety, and any other matters of mutual interest. The meeting would be held in an appropriate public location.

OBJECTIVE FLU 6.3 UTILITIES

The County shall ensure the availability of suitable land for utility facilities to support new development and redevelopment.

Policy FLU 6.3.1 County Utilities

Seminole County utilities (i.e., water, sewer, and solid waste) needed to support growth and redevelopment in the unincorporated area should, when possible, be protected from encroachment of incompatible uses through one or more of the following actions:

- A** County purchase of adjacent property for buffer purposes;
- B** Adequate buffers on development plans; or
- C** Amendment of adjacent land uses to a compatible use. Where such amendment is not feasible due to existing uses and a County facility is in need of expansion or retrofitting, the County shall employ buffering and design standards to ensure that impacts on adjacent uses are minimized.

Policy FLU 6.3.2 Private Utilities

Private electric public utilities needed to support growth may be permitted in all land use designations subject to the following:



- A** All electrical service to subdivisions shall be installed underground;
- B** All feeder service shall be installed underground where the County has designated this requirement in the Land Development Code (LDC). The County shall evaluate and revise, if necessary, the County's right-of-way utilization permit form and LDC provisions relating to utility permitting activities and consider the viability and possibility of receiving compensation for the use of County right-of-way by utility companies; and
- C** All new power plants and transmission lines shall be subject to applicable State and Federal siting regulations and shall be consistent with the goals, objectives, and policies of this Plan:
 - 1 The County shall prohibit electrical transmission lines and related facility sitings within sensitive lands, such as preservation, conservation, or historic preservation areas, and areas of special concern, such as, by way of example and not limitation, the Spring Hammock Preserve, areas being considered for purchase as a result of the Natural Lands Referendum, lands designated as Preservation/Managed Lands, and the Econlockhatchee and Wekiva River Protection Areas, as defined by County ordinance and Part II, Section 369, Florida Statutes, respectively, and the State's Substation Approval Process, Section 163.3208(4), Florida Statutes.
 - 2 The County shall encourage service providers to use existing corridors for expansions whenever possible and otherwise consistent with the provisions of this Plan.
 - 3 The County shall encourage repowering (increasing voltage) of existing transmission lines whenever possible to reduce the need for securing additional right-of-way corridors and the resulting impacts to the public relating thereto.
- D** All substations adjacent to single family neighborhoods or visible from a public roadway shall be reviewed by the County and required to provide adequate landscaping, setbacks, vegetative screening and buffering to minimize visual and noise impacts, consistent with Section 163.3208, Florida Statutes.



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GOAL 7: PROPERTY RIGHTS
PROCEDURES FOR PRIVATE PROPERTY RIGHTS PROTECTION,
DISPUTE RESOLUTION, ADULT USES

Seminole County will manage and implement its Future Land Use Plan and Land Development Code with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property. These rights are further elaborated in the Property Rights Element of the Comprehensive Plan.

OBJECTIVE FLU 7.1 PROTECTION FROM UNREASONABLE LAND DEVELOPMENT REGULATION

The County shall not intentionally enact or impose any unreasonable land development regulation or apply any land development regulation in an unreasonable manner such that the taking of private property rights would result.

Policy FLU 7.1.1 Land Use and Environmental Dispute Resolution Act

The County shall fully implement the provisions of the Florida Land Use and Environmental Dispute Resolution Act, Section 70.51, Florida Statutes (2021) as may be amended or replaced.

Policy FLU 7.1.2 Evaluation of New Land Development Regulations

All land development regulations shall be evaluated prior to their enactment to determine the extent and scope of their impact upon private property rights.

Policy FLU 7.1.3 Relationship of Land Use to Zoning Classifications

The Comprehensive Plan sets forth the long-range potential uses of property in the context of a lawful planning horizon and provides for a wide array of potential zoning classifications within each land use designation. A property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a land use designation. Numerous planning, timing, compatibility, public facility, and other generally acceptable planning issues affect the appropriateness of assigning a particular zoning classification or approving a particular land use with regard to a particular parcel of property.

Policy FLU 7.1.4 Procedures for Land Use Decisions

The County shall continuously review its procedures relative to making land use decisions to ensure that these proceedings adequately address the increased complexity and legal requirements involved in making land use decisions while continuing to ensure a streamlined and efficient review process with adequate public participation. These evaluations will include, but not be limited to, a review of techniques such as a bifurcated hearing process and/or the use of Hearing Officers to prepare findings of fact and conclusions of law.

Policy FLU 7.1.5 Additional Compatibility Standards

The County shall rely upon the standards noted in the **Property Rights Element** to ensure that private property rights are considered in local decision-making in accordance with the legislative intent expressed in Section 163.3161(10) and Section 18.101(3), Florida Statutes.

The County Public notification shall be consistent with the requirements for advertisement and notice of an amendment to a comprehensive plan found



in Section 163.3181 and Section 125.66, Florida Statutes and in accordance with the Public Participation Standards noted in the **Implementation Element** of the Seminole County Comprehensive Plan and in accordance with the procedures listed in the Land Development Code for Public Notice Procedure.

The *County* shall rely upon the evaluation criteria assertions standards noted in the **Property Rights Element** to evaluate legitimate private property rights.

The County shall rely upon performance standards noted in **Policy FLU 5.4.7 Determination of Compatibility in the Planned Development Zoning Classification** such as buffering, perimeter lot size transitioning, and other appropriate measures to ensure compatibility where residential subdivisions of differing densities meet. These standards are intended to provide homeowners and home buyers with reasonable assurances as to the potential form and impacts of future development on adjacent or nearby properties. The effectiveness of this strategy will be evaluated every five years to determine how well it addresses compatibility issues and concerns and will be revised as necessary.

Policy FLU 7.1.6 Location of Adult Entertainment Establishments and Sexually Oriented Businesses

The County shall provide adequate locations for adult entertainment establishments (adequate alternative avenues of expression or communication) that are protected under First Amendment guarantees (as expressed by authoritative rulings of courts) within the Industrial future land use designation and each site shall comply, at a minimum, with the following criteria as of the date of the M-2 zoning classification being assigned to the property:

- A** Be separated for a distance of no less than 1,000 feet from residential land use and zoning districts, civic assemblies; public, private or parochial schools which term shall include, but not be limited to, day care centers, pre-schools, schools having any grades kindergarten through twelfth grade, and institutions of higher learning, libraries, parks, playgrounds or other recreational facilities, whether commercial or non-profit.
- B** Be separated for a distance of no less than 1,000 feet from alcoholic beverage establishments provided, however, that this separation requirement shall not apply to adult entertainment establishments that are also alcoholic beverage establishments.
- C** Cannot be seen by the traveling public from a major arterial or collector roadway.
- D** Does not have frontage along a major economic corridor such as would create a visual blight that would detract from the economic viability of any entrance corridor or would adversely impact children.
- E** The County may enter joint planning agreements with a municipality or municipalities which provides for the alcoholic siting of adult uses in certain areas of the County whether incorporated or unincorporated.



- F** The County may enter development agreements with existing legally permitted adult entertainment establishments or enact land development regulations that do not conform to these locational criteria upon a finding that the overall goals and objectives of this plan are furthered, that the County will avoid property rights disputes, that the deviation from locational criteria set forth herein is balanced and offset by other public benefits such as aesthetic improvements and other public benefits, and protect children from any and all adverse impacts from advertising of the site.

Policy FLU 7.1.7 Protection of Residential Neighborhoods, Viable Economic Corridors, and Natural Resources

In addition to implementing the location policies and standards set forth in **Policy FLU 7.1.6 Location of Adult Entertainment Establishments and Sexually Oriented Businesses**, the County shall ensure that properties assigned the zoning classification within which adult entertainment establishments and sexually oriented businesses are permitted uses are located to maintain the internal consistency and integrity of the Comprehensive Plan. The Comprehensive Plan and **Exhibit FLU: Future Land Use Map** shall explicitly protect:

- A** Residential uses and neighborhoods;
- B** The County's Natural Lands Program;
- C** The County's Trails and Parks Programs;
- D** Community Development Block Grant Target Areas;
- E** Entranceways or gateways into the County and roadway corridors, which serve as residential or commercial hubs and, specifically, the Orlando Sanford International Airport gateways, and the US 17-92 Corridor to the extent practicable;
- F** The East Rural Area of Seminole County; and
- G** The provision of quality communities and jobs to the residents of the County.

OBJECTIVE FLU 7.2 DISPUTE RESOLUTION

The County shall attempt to resolve all disputes to the maximum extent practicable, without resort by the County or property owners to the courts.

Policy FLU 7.2.1 Administrative Remedies

The County shall utilize mediators, special masters and other sources of alternative dispute resolution in all appropriate circumstances including, but not limited to, the procedures set forth in all sections of Chapter 95-181, Laws of Florida, and the provision of administrative remedies to resolve disputes relative to alleged takings and the development of land.

Policy FLU 7.2.2 Administrative Procedures to Assert Vested Rights

The County shall continue to enforce provisions of the Land Development Code relative to the determinations of vested rights under the Plan to include the ability of property owners to assert vested rights generally through a County administrative process.



OBJECTIVE FLU 7.3 ECONOMIC DEVELOPMENT TARGET AREAS, INDUSTRIES AND OCCUPATIONS

Target Areas, Industries and Occupations are the three components of the Target Approach of the Economic Development Plan. The County will continue to focus on these key factors in order to achieve the economic development goals of attracting and supporting high quality jobs, attracting businesses paying higher than average wages and strengthening the economic base of the County.

Policy FLU 7.3.1 Economic Development Target Areas

- A** The following areas as shown on ***Exhibit FLU: Economic Development Target Areas*** are identified as areas to implement an aggressive strategy to attract specific industries which deliver economic growth:
 - 1 The North Interstate 4 Target Industry Area;
 - 2 The Orlando Sanford International Airport;
 - 3 The US 17-92 Mixed Use Corridor; and
 - 4 The Seminole Way Employment Corridor.
- B** The County will increase the values of property in these areas by investing in the necessary infrastructure and facilitating quality development. Track the square footage of appropriate uses within redeveloping/revitalizing areas and neighborhoods, Target Areas and municipal downtowns and activity centers.
- C** The County will promote the development of Target Areas to provide jobs convenient to existing residential development, support mass transit and SunRail, and make the most efficient use of the County's substantial investment in infrastructure.
- D** The County will strive to maintain the balance of employment and residential opportunities within targeted areas by supporting the goals of the Future Land Use Element of the Seminole County Comprehensive Plan.
- E** During each Evaluation and Appraisal process, the County will review and revise, as necessary, policies relating to HIP Design Standards located in ***Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Design Standards***.

Policy FLU 7.3.2 Promote Economic Developments in Target Areas through Urban Infill and Redevelopment

- A** In an effort to promote a strong economic base, preserve the quality of life, and decrease costs associated with extending urban services, the County shall encourage infill development and redevelopment and business growth in the Target Areas of the County and economic activity centers of its cities.
- B** The County shall provide incentives to encourage green building and development in order to attract employers and a professional workforce that values this type of work environment.
- C** The County shall review and update as necessary Comprehensive Plan policies during the Evaluation and Appraisal process to promote Higher Intensity Planned Development land use categories to provide economic



growth as intended. If needed, the County will strengthen related policies to ensure that lands dedicated as economic zones are not underutilized. The County may also investigate the use of incentives to promote owner-based residential infill and redevelopment outside target areas.

- D** The County shall review and update as necessary Land Development Code regulations for performance guidelines for mixed-use and activity centers to ensure the inclusion of transit oriented development promoting a pedestrian-friendly orientation, connectivity and safety.
- E** The County may evaluate the feasibility of local assistance programs to support the physical redevelopment of existing businesses within target areas according to a schedule adopted by the Board of County Commissioners.
- F** The County shall continue to invest in a full range of infrastructure to support the development of target areas and to promote the development and redevelopment of target areas for high tech industries.
- G** The County shall review and update as necessary Land Development Code regulations for performance frameworks for targeted redevelopment areas that provides bonuses, incentives and opportunities for redevelopment of properties difficult to develop under conventional zoning regulations by way of modifying requirements for setbacks, allowing 'build-to' lines instead of setbacks in transit-oriented areas, allowing the use of 'urban open space', modifying landscaping and parking requirements, and allowing increased building height where feasible.

Policy FLU 7.3.3 Target Industries

The Board of County Commissioners shall define Target Industries and the specific businesses offering high wage jobs by adopting specific recruitment and retention guidelines. A catalogue listing the specific companies that fit the profile of targeted Industries shall be continually maintained (see ***Exhibit FLU: Target Industry Uses***).

Policy FLU 7.3.4 Target Occupations

The County shall continue to diversify its tax base by promoting advanced technology industries that provide quality occupations with above averages wages for its residents. The County shall periodically review employment opportunities within the ever-changing field of technology to remain on top of professional trends in this arena.



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Comprehensive Plan Update

Future Land Use Element Exhibits



Seminole County Comprehensive Plan Update

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FLU EXHIBIT 20:	Recharge Areas
FLU EXHIBIT 21:	Resource Protection Areas
FLU EXHIBIT 22:	Wetlands
FLU EXHIBIT 23:	HIP Target Areas



FUTURE LAND USE ELEMENT EXHIBITS CONTINUED...

- FLU EXHIBIT 24: HIP Permitted Use Guidelines
- FLU EXHIBIT 25: Myrtle Street Urban Conservation Village Area
- FLU EXHIBIT 26: Optional Future Land Use Designations
- FLU EXHIBIT 27: Rural Boundary Map
- FLU EXHIBIT 28: Rural Area Legal Description
- FLU EXHIBIT 34: Scrub Jay Habitat Area
- FLU EXHIBIT 35: Service and Facilities by Classification
- FLU EXHIBIT 36: Target Industry Uses

WEKIVA STUDY AREA SERIES

- FLU EXHIBIT 37: Most Effective Recharge Areas
- FLU EXHIBIT 38: Sensitive Natural Habitats and Karst Features
- FLU EXHIBIT 39: Oxford Place Overlay
- FLU EXHIBIT 40: Basin Management Action Plans (BMAP) Areas



Compatible Transitional Land Uses

This table is to be used as a general guide in evaluating compatibility between proposed and adjacent future land uses designations. A transitional land use is any land use which functions as: (1) a transition through space by a gradual increase in development intensity between land uses (e.g., development of medium density residential between high and low density uses, or a low density development at an urban fringe between an urban area and surrounding general rural areas); and/or (2) transition through time by the conversion of residential uses to higher intensity residential and office uses where the character of an area has changed and the existing use is no longer an appropriate long-term use. Other provisions such as maintaining community character, availability of facilities and services and comprehensive plan policies will also apply to amendment requests.

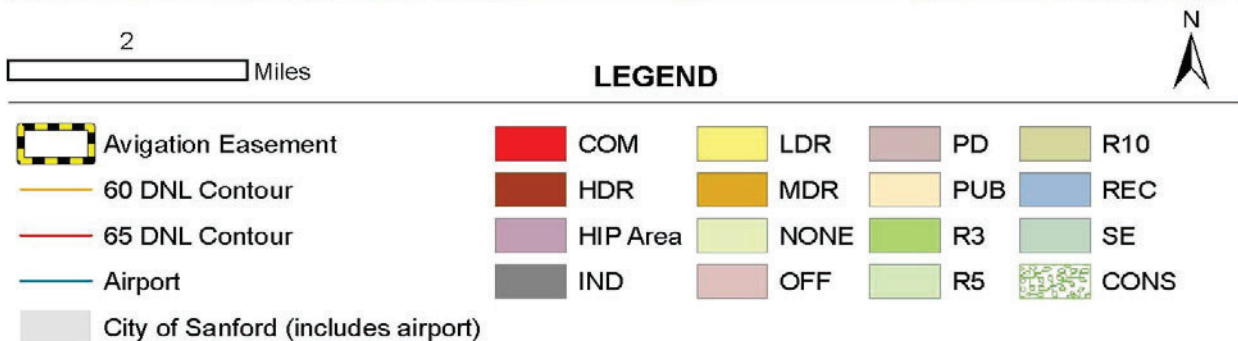
PROPOSED FUTURE LAND USE	ADJACENT FUTURE LAND USE										
	Rural	Suburban Estates	Low Density	Medium Density	High Density	Office	Commercial	Mixed Development	Light Industrial	General Industrial	Public
Rural *	●	●	●				□				□
Suburban Estates		●	●				□				□
Low Density Residential		●	●	●	□	□	□	□			□
Medium Density Residential			●	●	●	●	□	□	□		□
High Density Residential			□	●	●	●	●	●	□		
Office **			□	●	●	●	●	●	●	□	●
Commercial	□	□	□	□	●	●	●	●	●	●	●
Mixed Development					●	●	●	●			
Industrial - Light				□	□	●	●	●	●	●	●
Industrial - General						□	●	●	●	●	●
Public	□	□	□	□	●	●	●	●	●	●	●

● Compatible Transitional Use

□ Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require a TI, MXD or PD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.

* Transitioning of land use (i.e., stepping down of land uses from higher densities to less intense uses) is ineffective in a rural area since it does not clearly identify the future limits of urban development, and will likely lead to urban sprawl. A clear and sharp distinction (e.g., establishment of urban boundaries) between rural and urban densities is considered more effective in protecting rural character.

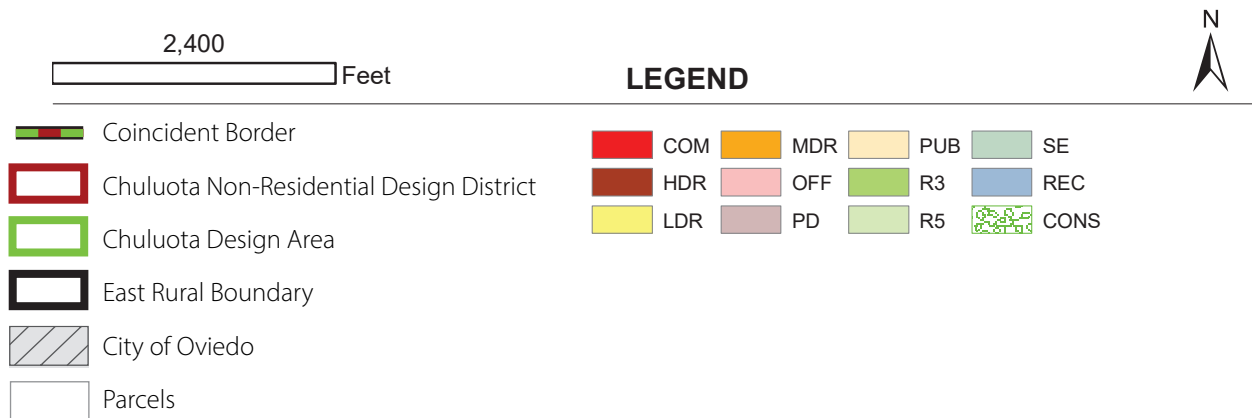
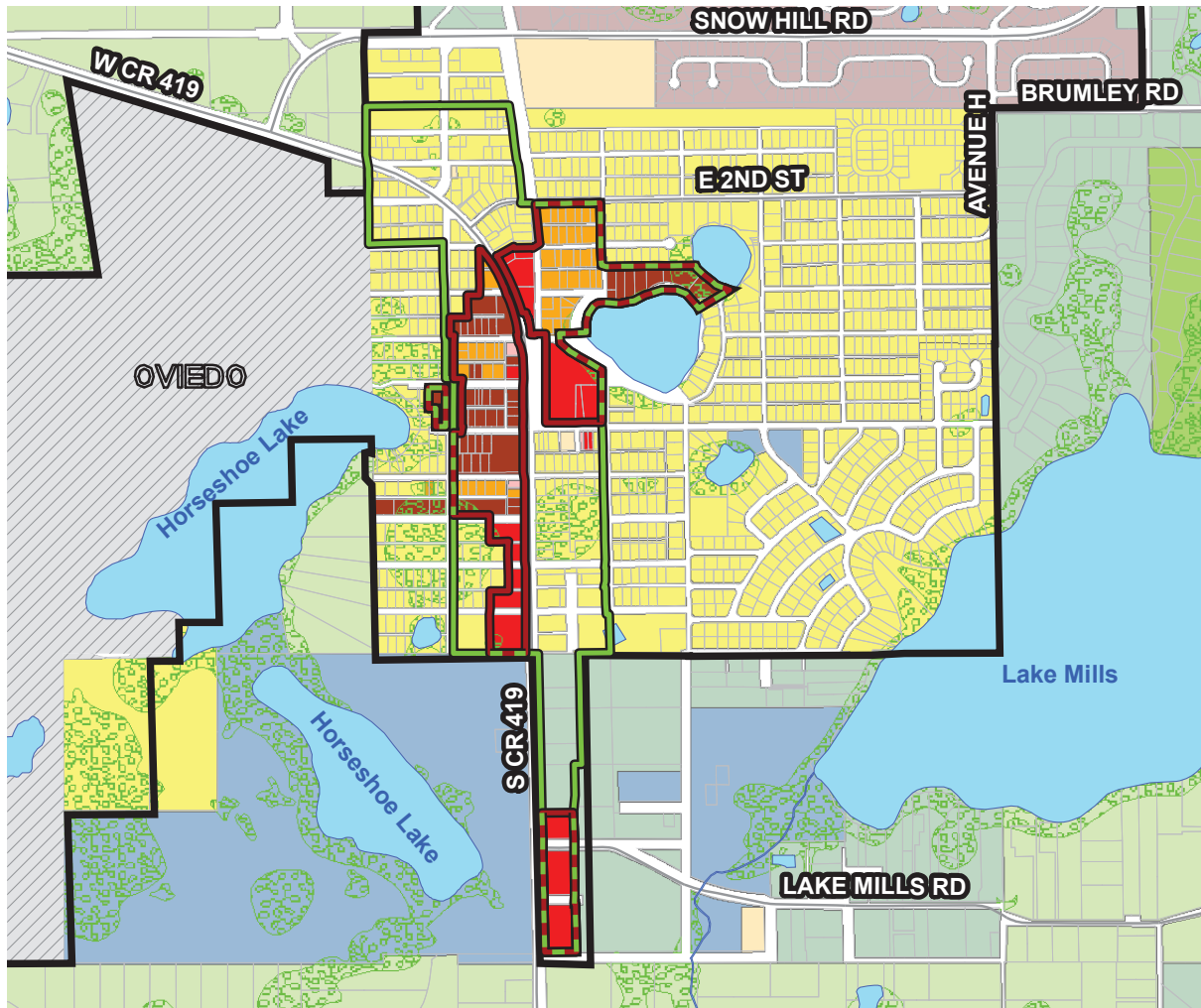
** See Definitions of Future Land Use Designations in the Future Land Use Element for details regarding architectural compatibility.



FLU Exhibit - 2



Chuluota Design Area

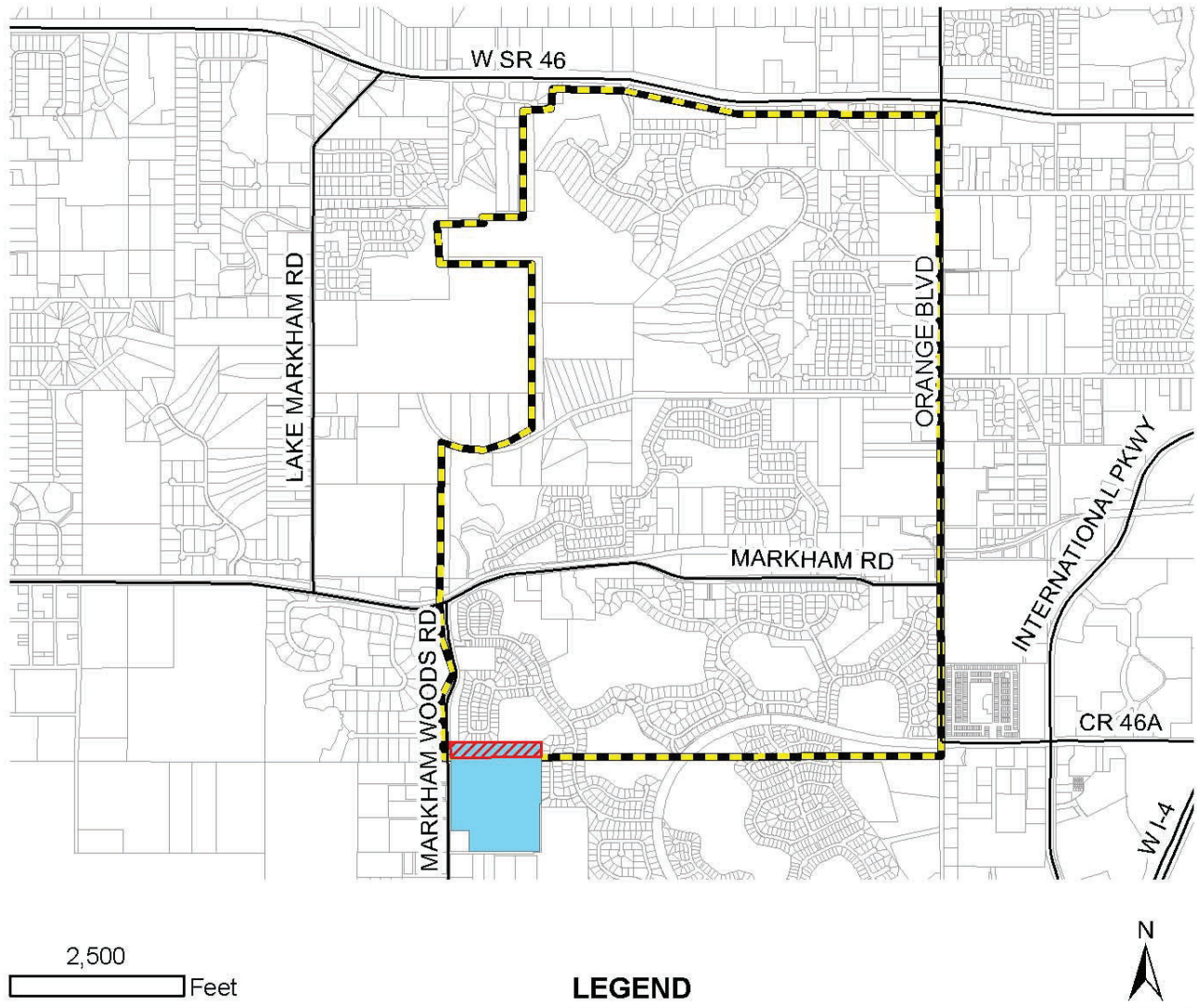


Chuluota Nonresidential Design District delineates properties where Chuluota Nonresidential Design Standards Zoning Overlay Ordinance currently applies. Chuluota Design Area Boundary delineates properties where said ordinance will apply for future Land Use Amendments and Rezoning to nonresidential development.

(FLU - Effective date of information: 02/2008)



East Lake Sylvan Transitional Area/School Site

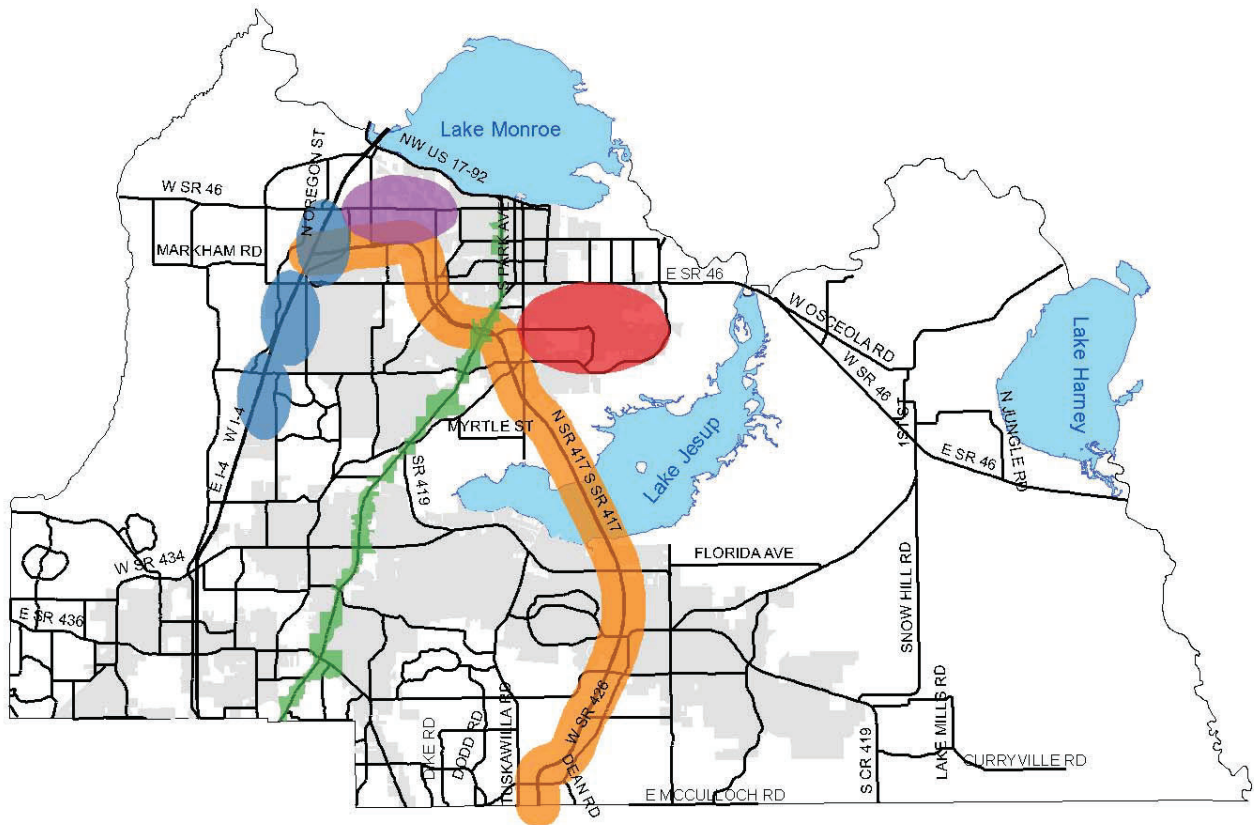


- 2,500 Feet
- LEGEND**
- East Lake Sylvan Transitional Area subject to Policy FLU 12.2
 - School Site outside of Wekiva River Protection Area
 - School Site within Wekiva River Protection Area subject to Policy FLU 1.9
 - Parcels

(FLU - Effective date of information: 02/2008)



Economic Development Target Areas



5
Miles

LEGEND

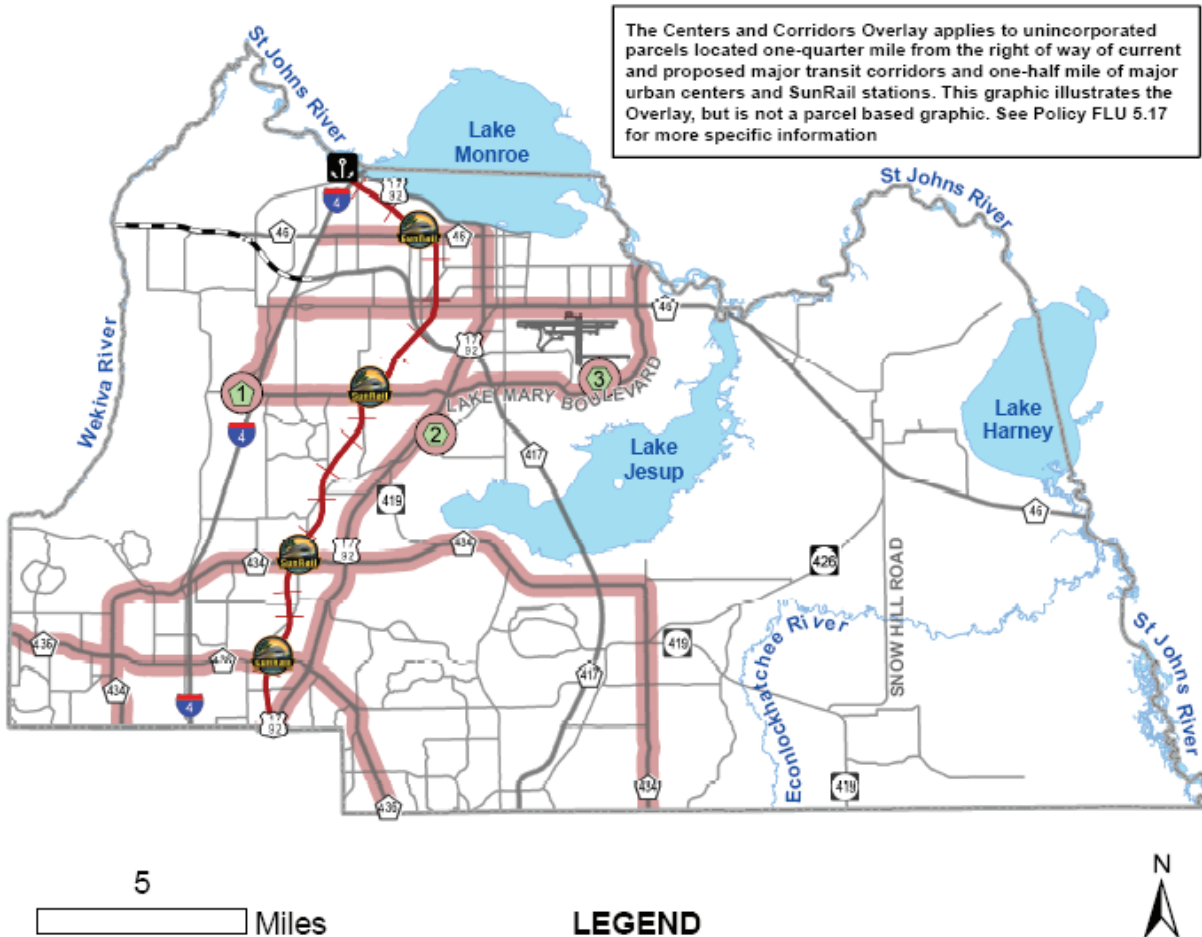


- | | |
|---|--|
| Airport Target Area | US 17/92 Target Area |
| North I-4 Target Area - Industrial | SeminoleWAY Target Area |
| North I-4 Target Area - High Tech | Major Roads |

(ECM - Effective date of information: 02/2008)



Urban Centers and Corridors Overlay



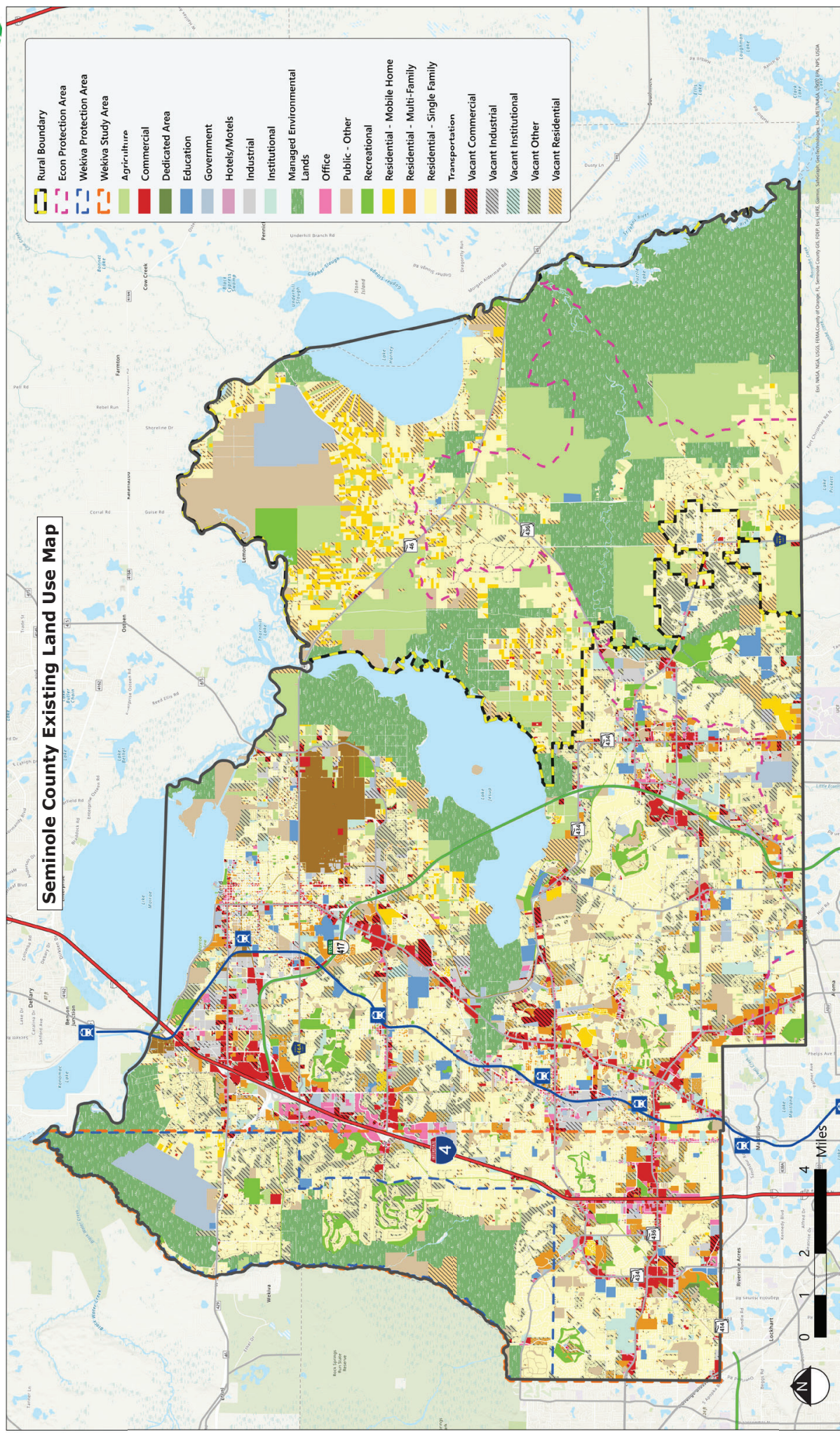
- Port of Sanford
- Orlando Sanford International Airport
- Major Thoroughfares
- Other Streets
- Wekiva Parkway (Planned)
- SunRail Line
- Major Waterbodies
- County Boundary

Urban Centers

- International Parkway - South
- Reagan Center
- Seminole County Sports Complex
- SunRail Station

Urban Corridors

- Urban Corridors

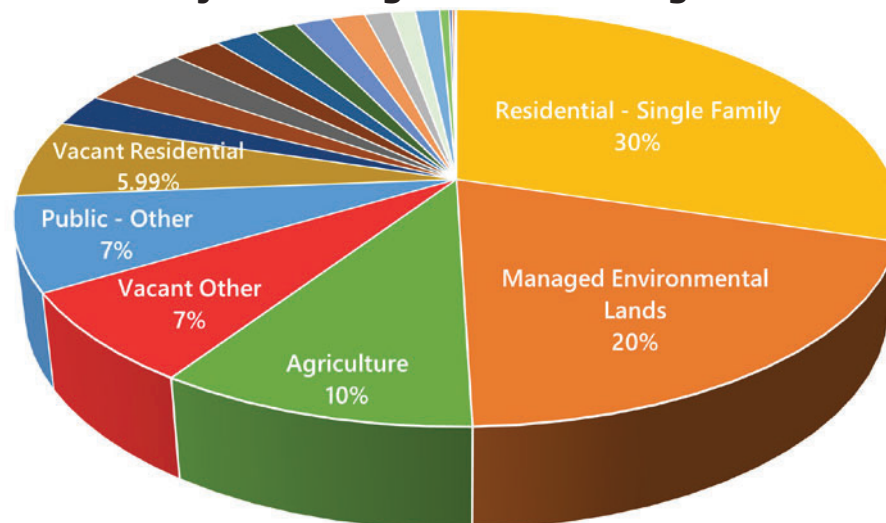




Existing Land Use Acreage

Existing Land Use Categories	Acres	Percent
Residential - Single Family	55,829.50	29.71%
Managed Environmental Lands	37,241.61	19.82%
Agriculture	18,433.60	9.81%
Vacant Other	13,379.04	7.12%
Public - Other	13,682.12	7.28%
Vacant Residential	11,254.36	5.99%
Recreational	4,715.79	2.51%
Government	4,665.60	2.48%
Residential - Multi-Family	4,347.30	2.31%
Commercial	4,013.00	2.14%
Residential - Mobile Home	3,552.23	1.89%
Institutional	3,427.96	1.82%
Industrial	3,067.46	1.63%
Transportation	2,779.10	1.48%
Education	2,173.47	1.16%
Office	1,975.30	1.05%
Vacant Commercial	2,008.97	1.07%
Vacant Industrial	780.42	0.42%
Vacant Institutional	248.55	0.13%
Dedicated Area	216.94	0.12%
Hotels/Motels	141.93	0.08%
TOTAL (Includes Incorporated Acres)	187,934.25	100%

Major Existing Land Use Categories





SEMINOLE COUNTY FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS

Policy Notes Integral to and Part of the Tabled Entitled "Future Land Use Designations and Allowable Zoning Districts"

- ¹ See Policy FLU 2.2.5 and Objective FLU 2.3 for all parcels located within the Wekiva River Protection Area and Study Area.
- ² See Policy FLU 2.2.8 for all parcels located within the Econlockhatchee River Protection Area.
- ³ See Future Land Use Element Policies, Future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.
- ³ Net Buildable Acres is defined as: within the Urban Service Area of Seminole County – the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas; or within the East Rural Area as identified by Exhibit FLU: Special Area Boundaries – the total number of acres within the boundary of a development excluding areas devoted to road rights-of-way, transmission power line easements, natural lakes and wetlands or floodprone areas. For purposes of this definition, a development is defined as: for properties with PD (Planned Development) zoning – all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or for properties in all zoning districts other than PD (Planned Development) – all property included within the final subdivision plat or site plan. The square feet of building divided by the net buildable acres within a development site, is used as a measure of the intensity of nonresidential development.
- ⁴ Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 5.6.2. No new sites within Suburban Estates are permitted.
- ⁵ The Comprehensive Plan sets forth the range potential uses of property in the context of a specific planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The zoning classifications indicated in the table for each land use designation may be considered for approval, but are not guaranteed. The appropriateness of a requested zoning classification on a particular parcel of property is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zoning and uses, and requirements of the Land Development Code. See Policy FLU 7.1.3. Relationship of Land Use to Zoning Classification.
- ⁶ The following zoning classifications require a site development plan in conjunction with a rezoning application: PD, RP, OP, R-3, R-3A, R-4, RM-2, RM-3. See Land Development Code for specific submittal requirements.

- Commercial:** Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 4.2.3.
- Environmentally Sensitive Lands Overlay:** The exact boundary of Environmentally Sensitive Land Overlay areas is determined at time of development order or permit approval. All development must comply with applicable Land Development Code requirements addressing natural resource characteristics of the specific site, which take precedence over the underlying future land use designation. (See Definitions of Future Land Use Designations in FLU Element regarding allowed uses and special provisions of development).
- Higher Intensity Planned Development:** Policies FLU 4.5.1 through FLU 4.5.8 and the definitions of HIP future land use in this Plan establish the allowable uses and special provisions for development within this future land use designation. Limitations relating to height and noise contours may restrict maximum densities within the HIP-Airport area.
- Low Density Residential:** See Policy FLU 4.1.1. Affordable and Workforce Housing Density Bonuses, and Policy HSG 3.3 Affordable Housing Density Bonus.
- Mixed Development:** Policy FLU 4.2.2 and the definition of MXD future land use in this Plan establish the uses and special provisions for development with this future land use designation.
- Office:** Architectural standards may be required for compatibility with adjacent development. See Office future land use definition. **Planned Development:** Planned Development (PD) land use designations are made through applicant requested amendments to the Future Land Use Map. Plan amendments to PD must be accompanied by a PD rezoning application including master development plan per Section 30.445 of the Land Development Code. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.
- Preservation/Managed Lands:** The PML land use designation consists of natural lands owned by Seminole County or other governmental agencies. See Definitions of Future Land Use Designations for purposes and allowable uses. Properties within the PML designation may retain their existing zoning classifications as of the PML adoption date.
- Recreation:** Properties in PD, A-3, A-5, and A-10 may be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications in Recreation is to recognize existing zoning while precluding development on publicly owned property within the Recreation land use designation.
- Rural-3, Rural-5 and Rural-10:** PD zoning is permitted within the Econlockhatchee River Basin only where a transfer of density is to be used in accordance with the provisions of the Econlockhatchee River Protection Overlay Standards Classification.²

Source: Seminole County Comprehensive Plan

Revised Ordinance Number 2023- , Effective Date:

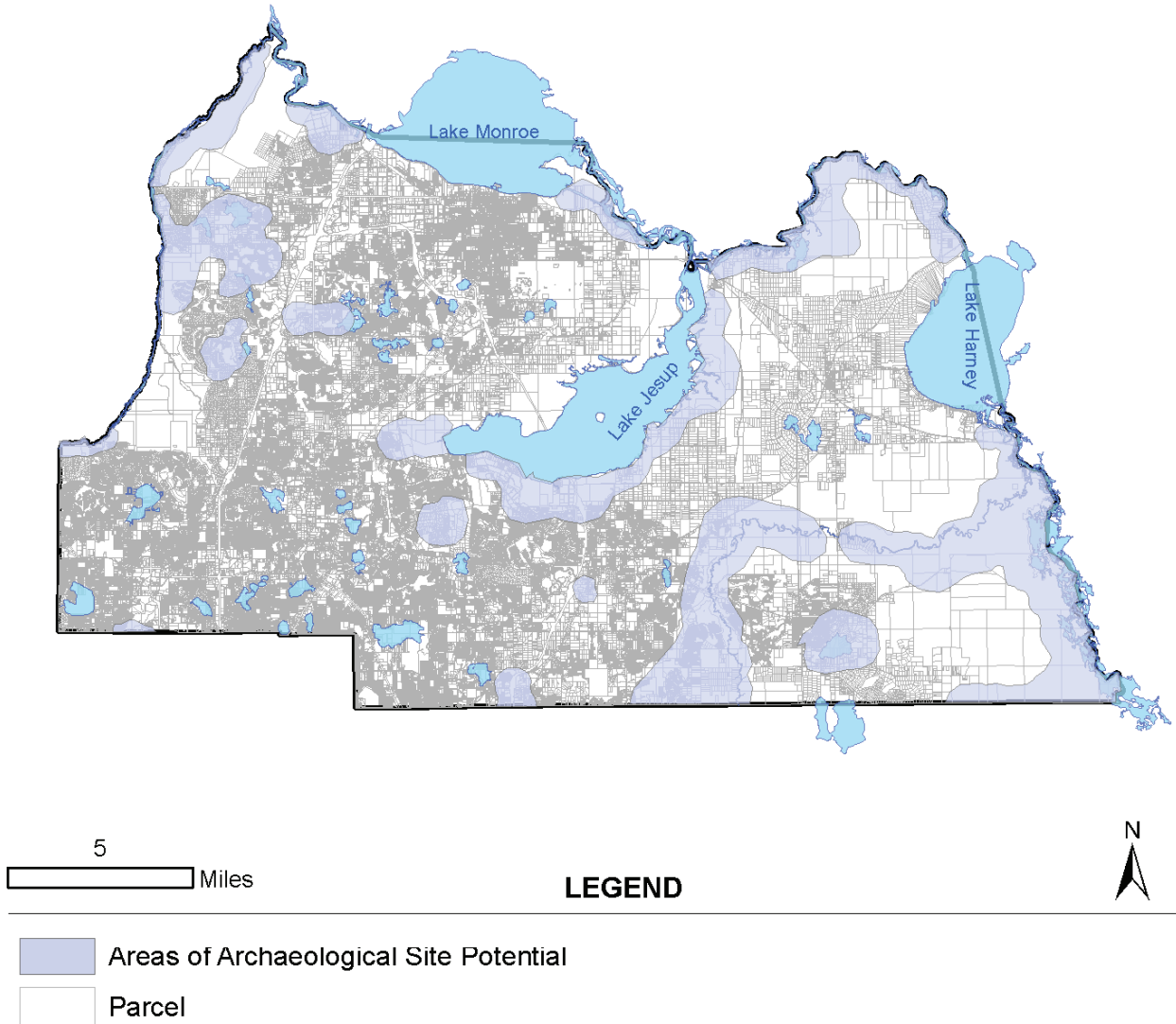
FUTURE LAND USE / OVERLAY	NET RESIDENTIAL DENSITY	ALLOWABLE ZONING CLASSIFICATIONS
Notes: 1,2	Notes: 3 and *	Notes: 5,6
Environmentally Sensitive Lands Overlay	Overlay Informational land designation indicating protected wetland and flood prone	NA
Urban Centers and Corridors Overlay	Overlay areas with incentives to encourage a development pattern consistent with the Central Florida Regional Growth Vision (Policy FLU 4.2.4)	NA
Oxford Place Future Land Use Overlay District	• Minimum 20 DU/AC • Maximum 30 DU/AC • Maximum FAR - 1.0	C-1, C-2, R-3, and PD
Rural-10	Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots	PLI, PD, A-10
Rural-5	Maximum 1 DU/5AC	PLI, PD, A-5, A-10
Rural-3	Maximum 1 DU/3AC	PLI, PD, A-3, A-5, A-10
Suburban Estates	Maximum 1 DU/AC	A-1, RC-1, PLI, PD, RM-3*
Low Density Residential (LDR)	Maximum 4 DU/AC	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI, PD
Medium Density Residential (MDR)	Maximum 7 DU/AC with affordable housing (see Policy HSG 3.3)	PD, R-AH
High Density Residential	Maximum 10 DU/AC, Maximum 12 DU/AC with affordable housing (see Policy HSG 3.3)	RM-1, RM-2, R-2, R-3-A, R-1B, R-1BB, RP, all LDR zonings, PD
Mixed Development	Maximum residential density - 20 DU/AC; Maximum 22 DU/AC with affordable housing (see Policy HSG 3.3)	R-3, R-3A, R-4, all MDR zonings, PD
Planned Development	• Maximum residential density - 30 DU/AC (maximum 60 DU/AC per Policy FLU 4.2.2) • Maximum FAR - 1.0 (Commercial and Industrial) (additional FAR allowable per Policy FLU 4.2.2)	PLI, MUCD, MM, C-1, C-2, PD
Higher Intensity Planned Development - Core	Max density/intensity: See Policy FLU 5.16; link to table on Comprehensive Plan webpage • Minimum residential density - 20 DU/AC • Minimum residential density - 50 DU/AC • Minimum FAR - 0.50 • Maximum FAR - 1.0	PD, PLI
Higher Intensity Planned Development - Transitional	• Maximum residential density - 20 DU/AC • Maximum FAR - 0.35	PD, PLI
Higher Intensity Planned Development - Target Industry	• Abutting residential area - 20 DU/AC** • All other areas - 50 DU/AC* • FAR abutting single-family/residential area - 1.5 • FAR all other areas - 1.5	PD, PLI Also, MDR and Office zoning classifications only where such development buffers existing single family subdivisions from target industry.
Higher Intensity Planned Development - Airport	• Maximum residential density - 30 DU/AC • Maximum FAR - 1.0	PD, PLI
Office	Maximum FAR - 0.35	OP, RP, A-1, PD, PLI
Commercial (See Policy FLU 4.2.3)	Maximum FAR - 1.0 Range 10-20 DU/AC	CN, CS, C-1, C-2, A-1, PD, PLI, OP, RP, MUCD, MM
Industrial	Maximum FAR - 0.65	C-3, C-2, C-1, M-1A, M-1, M-2, A-1, OP, PD, PLI
Public, Quasi-Public	Maximum FAR - 0.65	PLI, A-1
Preservation/Managed Lands	Maximum FAR - 0.10	PLI
Recreation	Maximum FAR - 0.50	PLI, A-1, PD, A-3, A-5, A-10

* Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratio (FAR) are the measurements of density or intensity of land use

** Residential uses permitted per Policy FLU 5.8



Areas of Archaeological Potential



FLU - Effective date of information: 1995
This exhibit last amended 12/08/2009 by Ord. 2009-36



Cones of Influence

REDACTION OF PUBLIC FACILITY INFORMATION

For purposes of facility security, this exhibit has been redacted from publication in documents made available to the general public, either in printed form or online. This information is on file the Seminole County Planning Division offices.

Description of Exhibit Contents:

FLU Exhibit – FLU Series – Cones of Influence – A county map depicting the cones of influence surrounding the public supply wells of the County, cities and private retail providers.

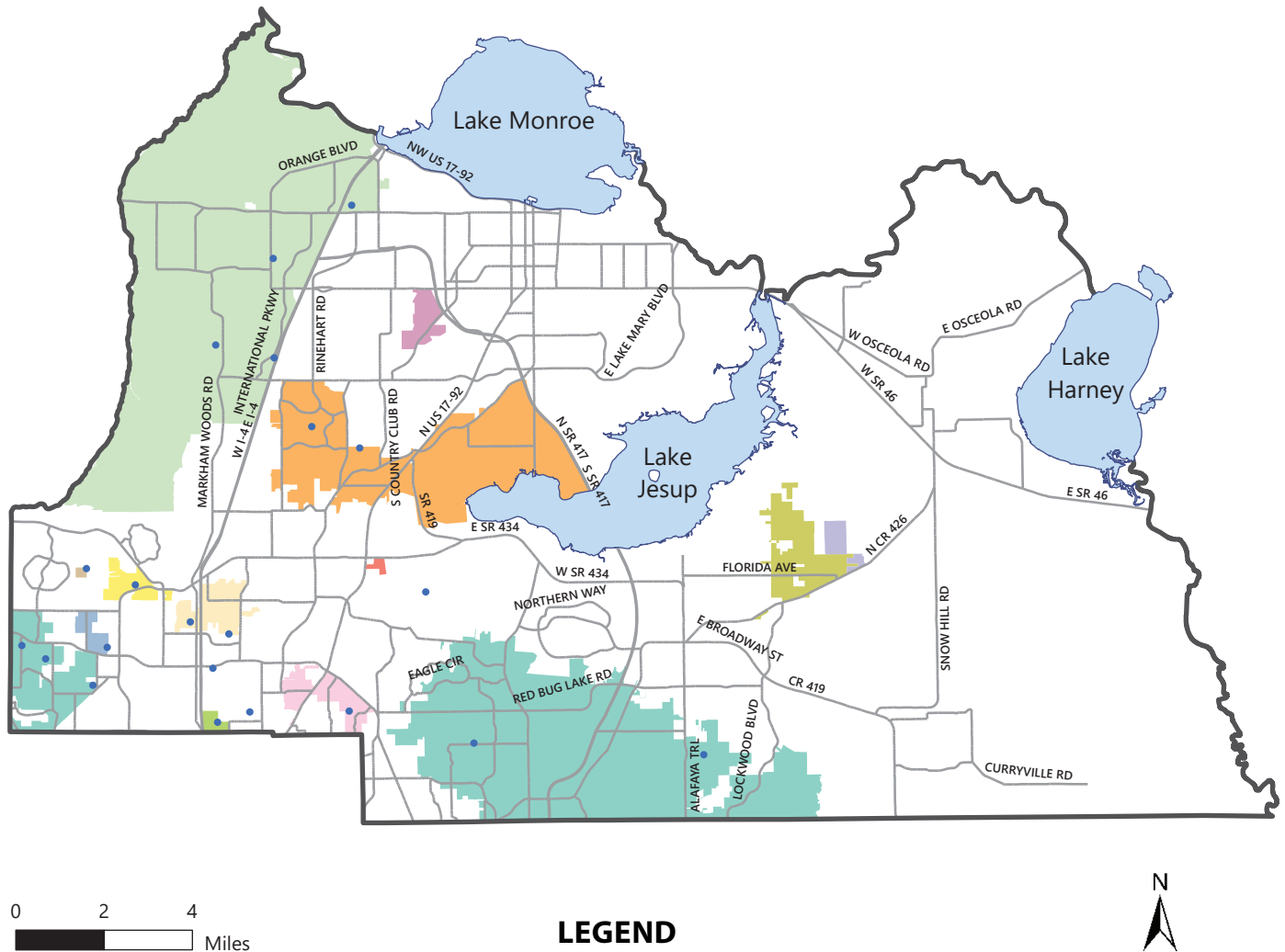
For those with a demonstrated need to know, this information can be obtained by submitting a written request and contact information to:

**Seminole County Planning Division
1101 East First St
Sanford, FL 32771**

The request will be reviewed and arrangements made with the requestor as necessary to view the exhibit. For further information, please call (407) 665 7371.



County Potable Water Service Areas and Treatment Plants



0 2 4
Miles

LEGEND



◆ Water Treatment Plants

Major Waterbodies

Seminole County

Potable Water Service Areas

Apopka-Lynwood

Apple Valley

Black Hammock

Black Hammock MSBU

Chase Groves

Country Club

Druid Hills

Indian Hills

Lake Brantley

Lake Harriet

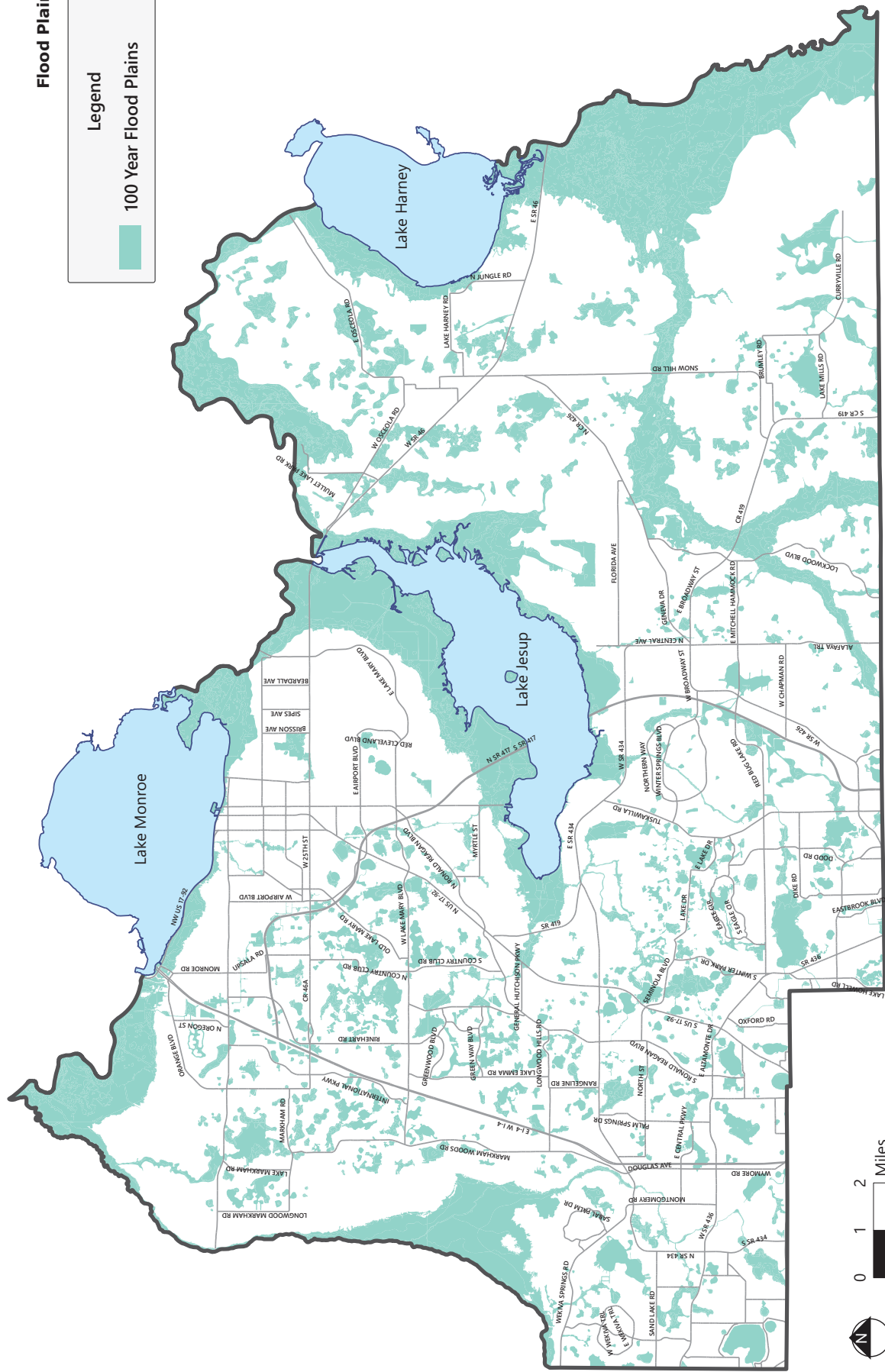
Markham

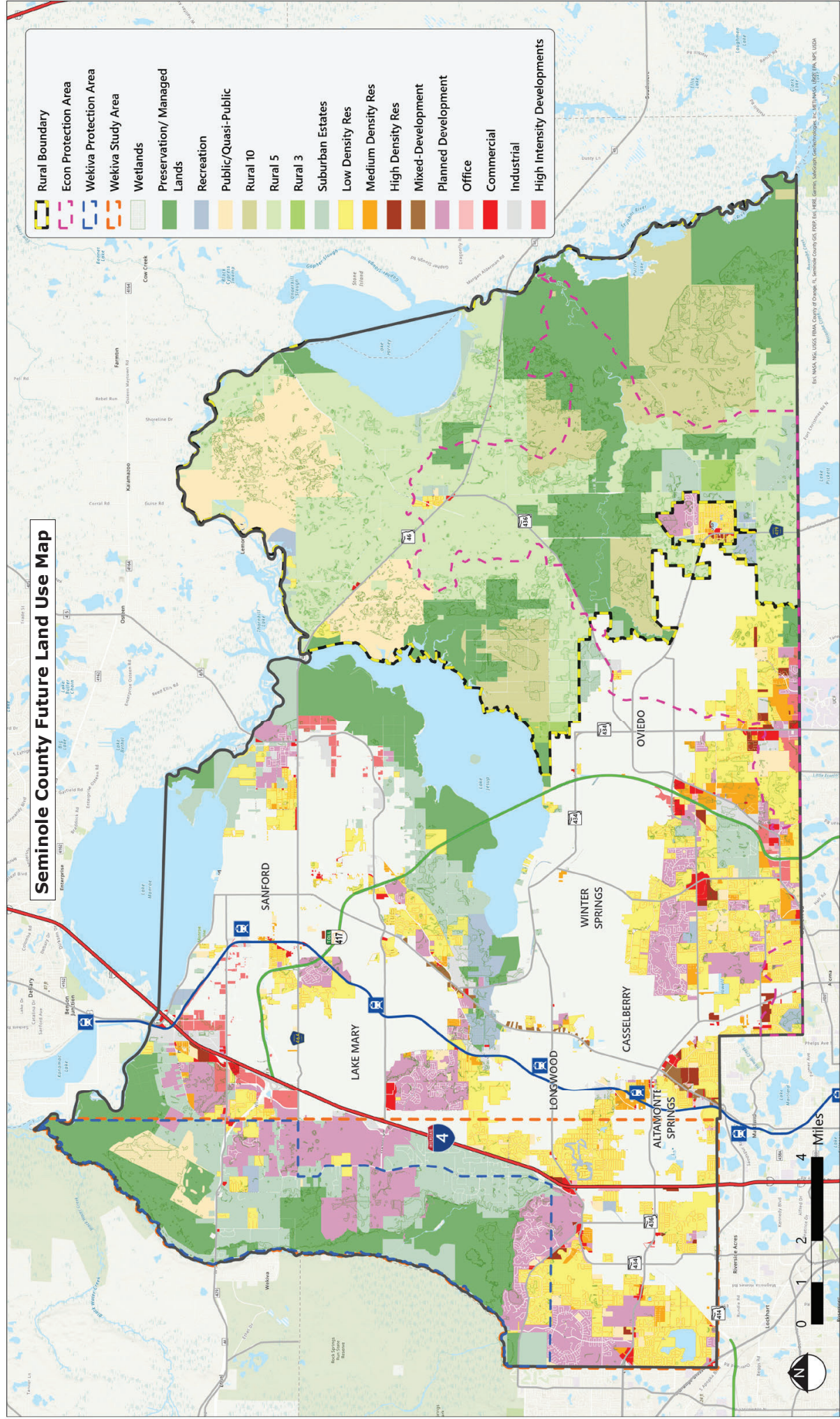
Meredith Manor

Southeast

Sunshadow

Flood Plains



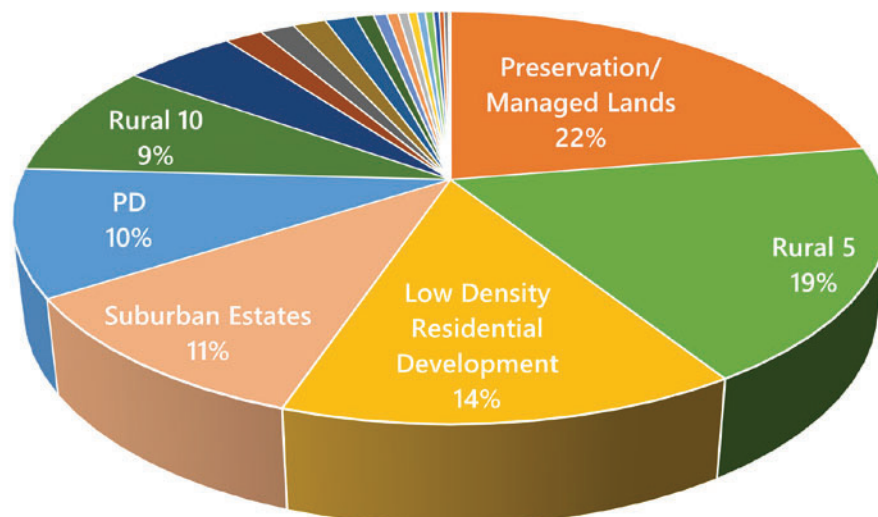




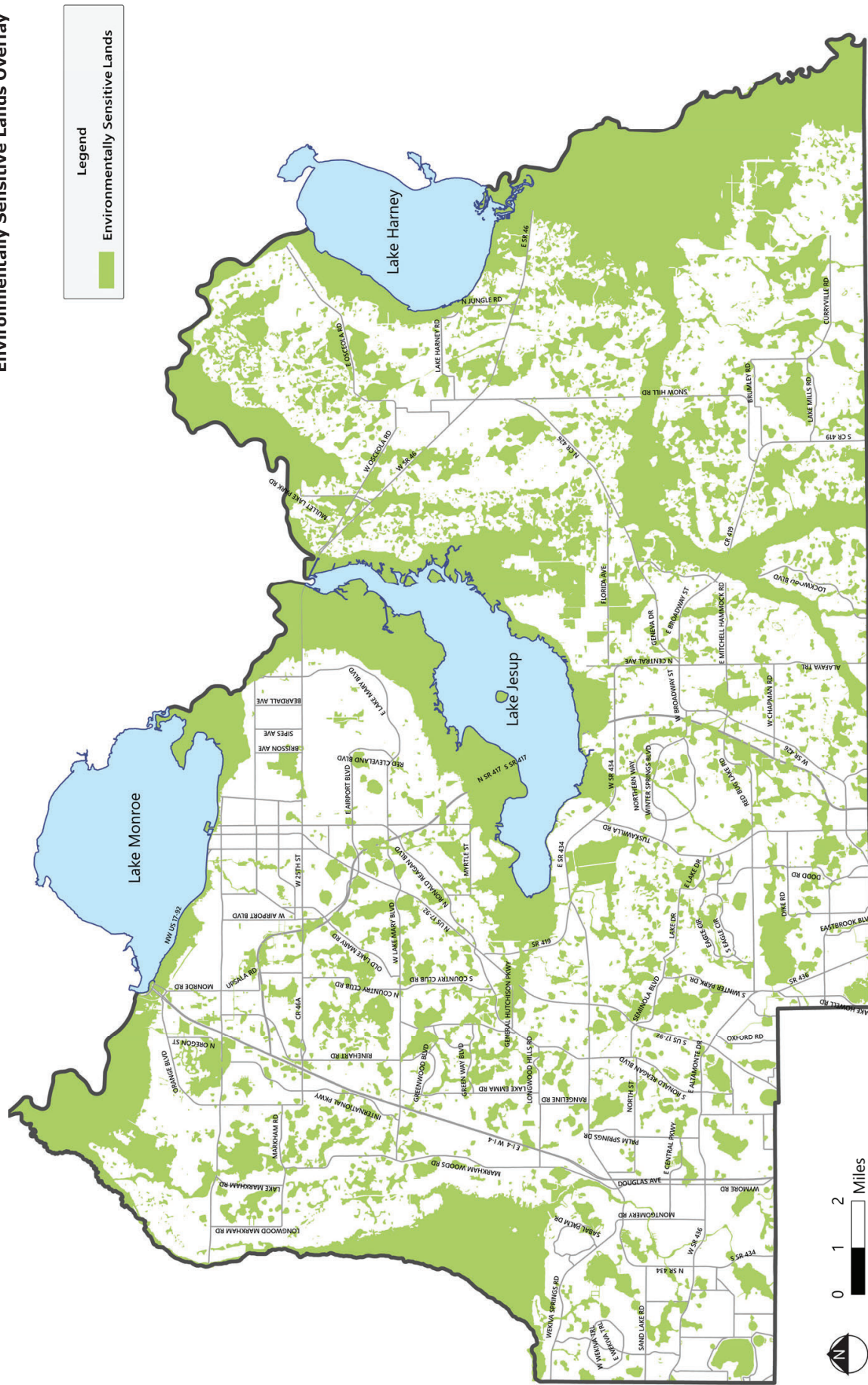
Future Land Use Acreage

Code	Future Land Use Categories	Acres	Percent
PML	Preservation/ Managed Lands	31,039.97	22.41%
R5	Rural 5	25,718.40	18.57%
LDR	Low Density Residential Development	19,718.80	14.24%
SE	Suburban Estates	14,829.08	10.71%
PD	Planned Development	13,775.25	9.95%
R10	Rural 10	12,420.98	8.97%
PUBC	Public/Quasi-Public - County Owned	6,893.88	4.98%
PUBO	Public/Quasi-Public - Other Gov Entity Owned	2,306.13	1.67%
REC	Recreation	2,105.91	1.52%
IND	Industrial	1,999.22	1.44%
MDR	Medium Density Residential Development	1,858.56	1.34%
COM	Commercial	1,126.03	0.81%
HIPTI	HIP - Target Industry	817.36	0.59%
HDR	High Density Residential	699.22	0.50%
R3	Rural 3	605.11	0.44%
PUBU	Public/Quasi-Public - Utility	541.13	0.39%
PUBS	Public/Quasi-Public - School	509.21	0.37%
HIPTR	HIP - Transitional	492.51	0.36%
HIPAP	HIP - Airport	355.28	0.26%
MXD	Mixed Development	294.21	0.21%
OFF	Office	258.21	0.19%
PUBG	Public/Quasi-Public - Grave Site	114.72	0.08%
PUBR	Public/Quasi-Public - Rest Area	27.31	0.02%
TOTAL (Unincorporated Acres Only)		138,506.46	100%

Major Future Land Use Categories

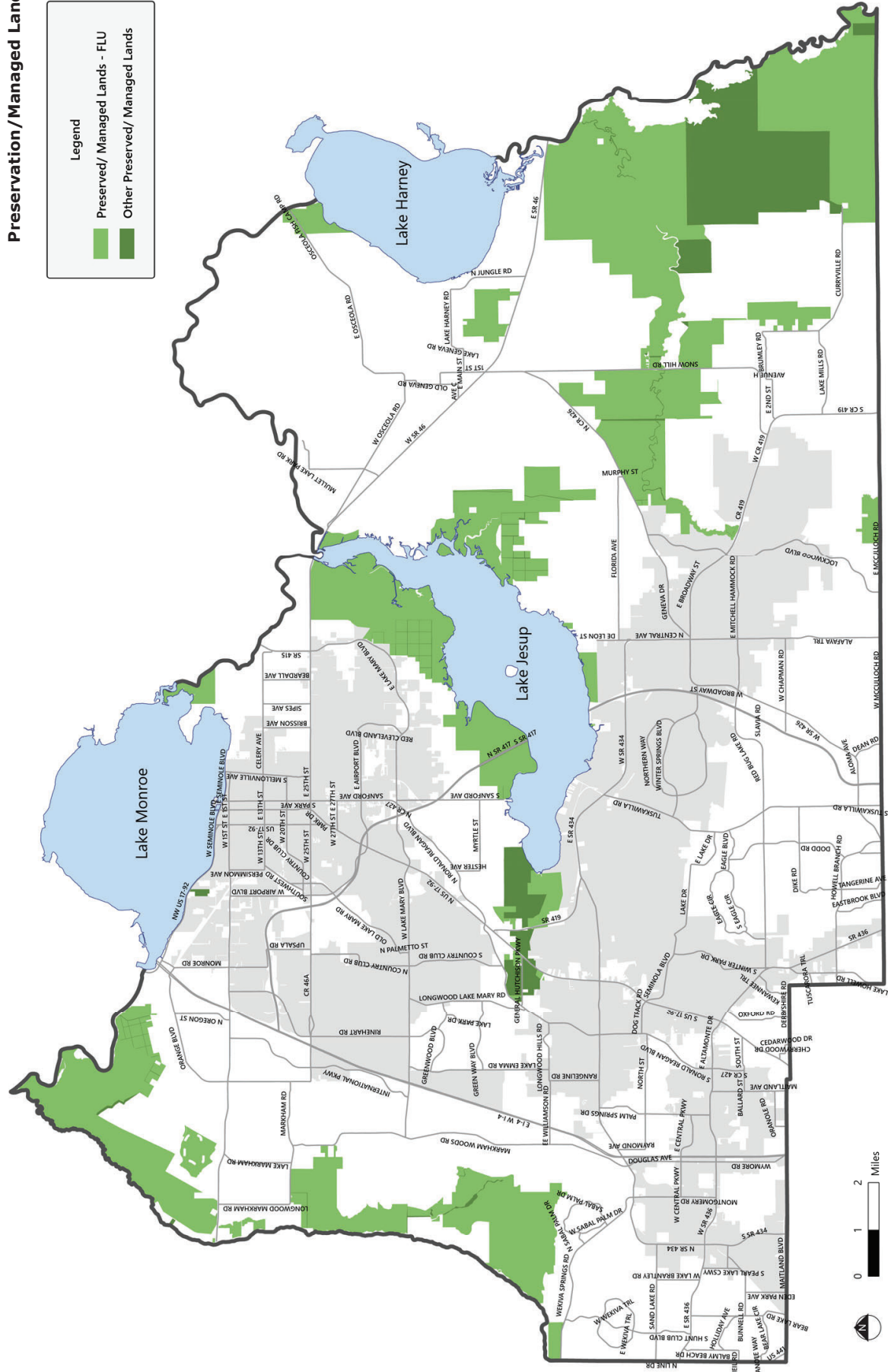


Environmentally Sensitive Lands Overlay



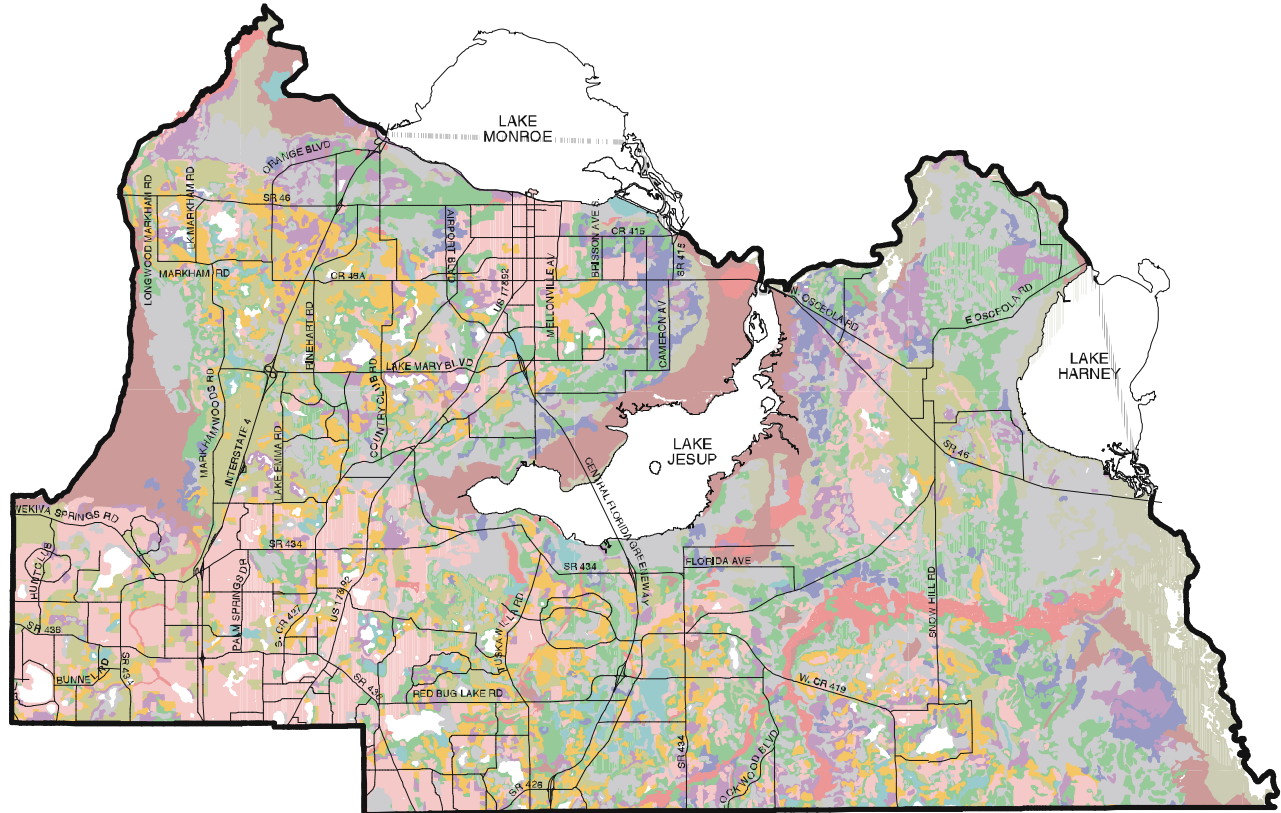


Preservation/Managed Lands





General Soils

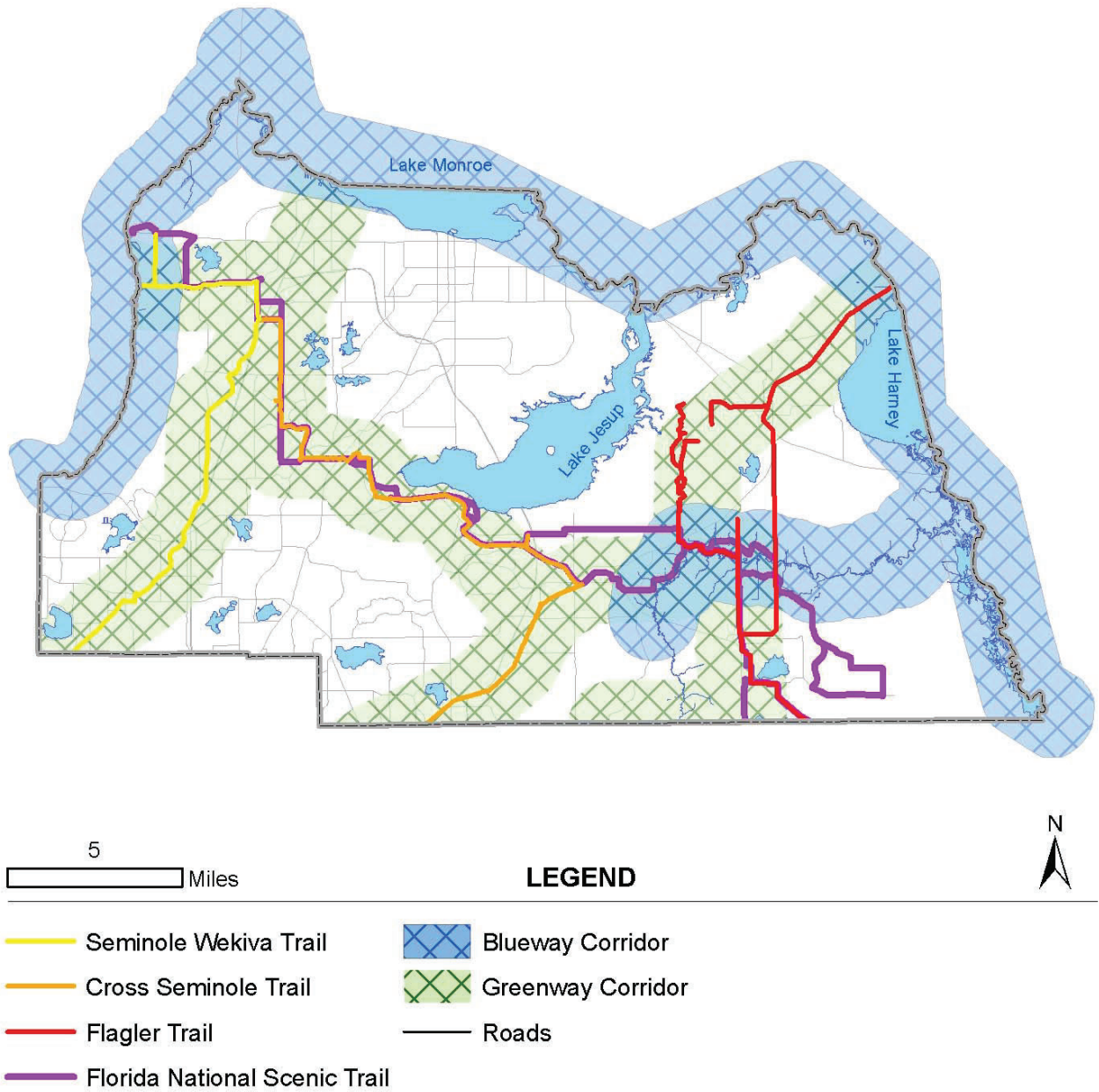


LEGEND



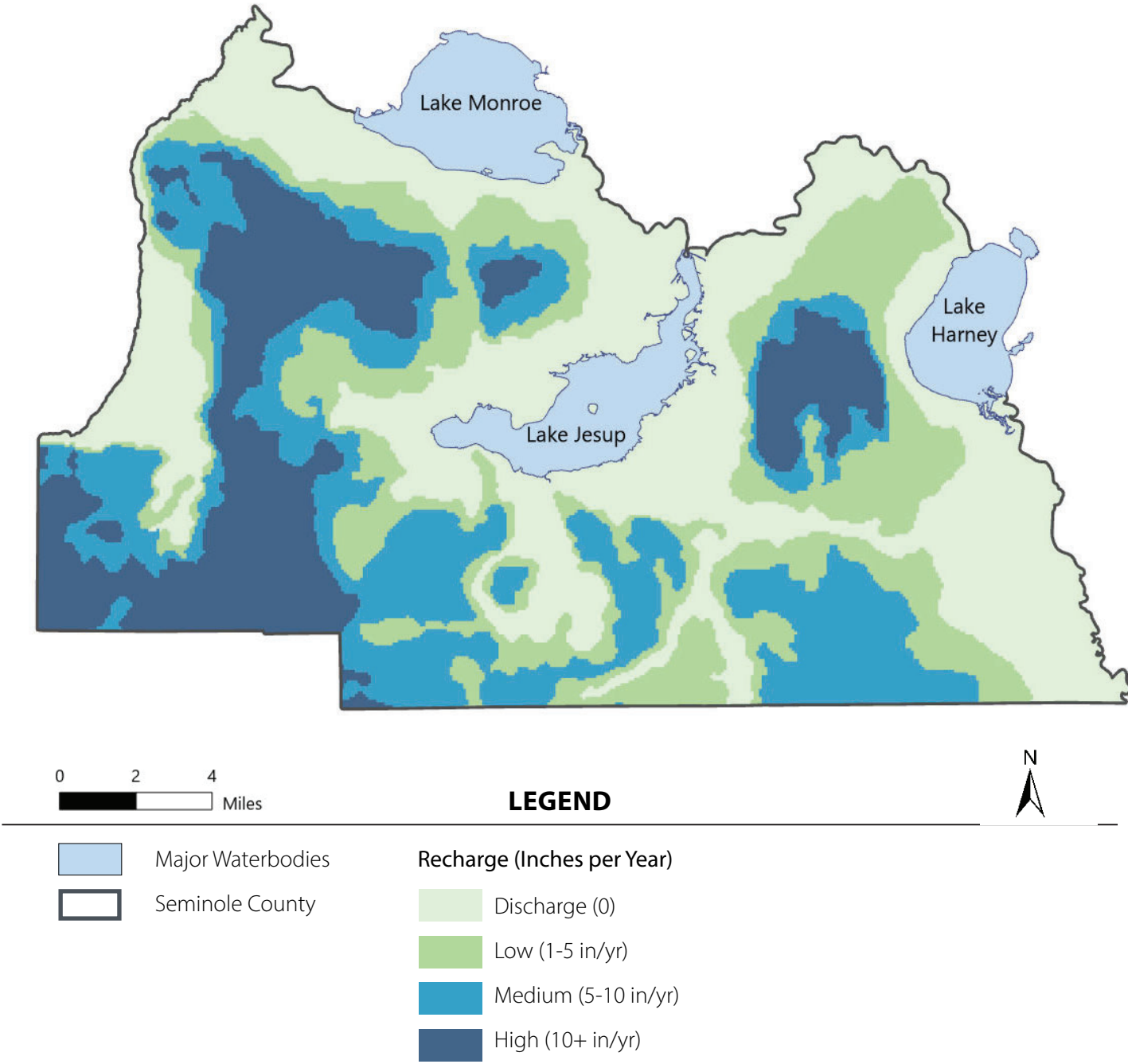
- BASINGER - SMRYNA - DELRAY - SAMSULA - HONTOON
- BRIGHTON-SAMSULA - SANIBEL
- FELDA - MANATEE - FLORIDIAN -HOLOPAW
- MYAKKA - NEAUGALLIE - IMMOKALEE
- NITTAU - OKEELANTA - BASINGER - CANOVA - TERRA CEIA
- PINEDA - IMMOKALEE- SEFFNER - ARENTS - ADAMSVILLE- SPARR
- POMPANO - NITTAU
- ST JOHNS - MALABAR - WABASSO - EAU FALLIE
- URBAND LAND - ASTATULA - APOPKA
- URBAND LAND - POMELLO - PAOLA - ST LUCIE
- URBAND LAND - TAVARES - MILLHOPPER

Greenways, Blueways, and Major Trails



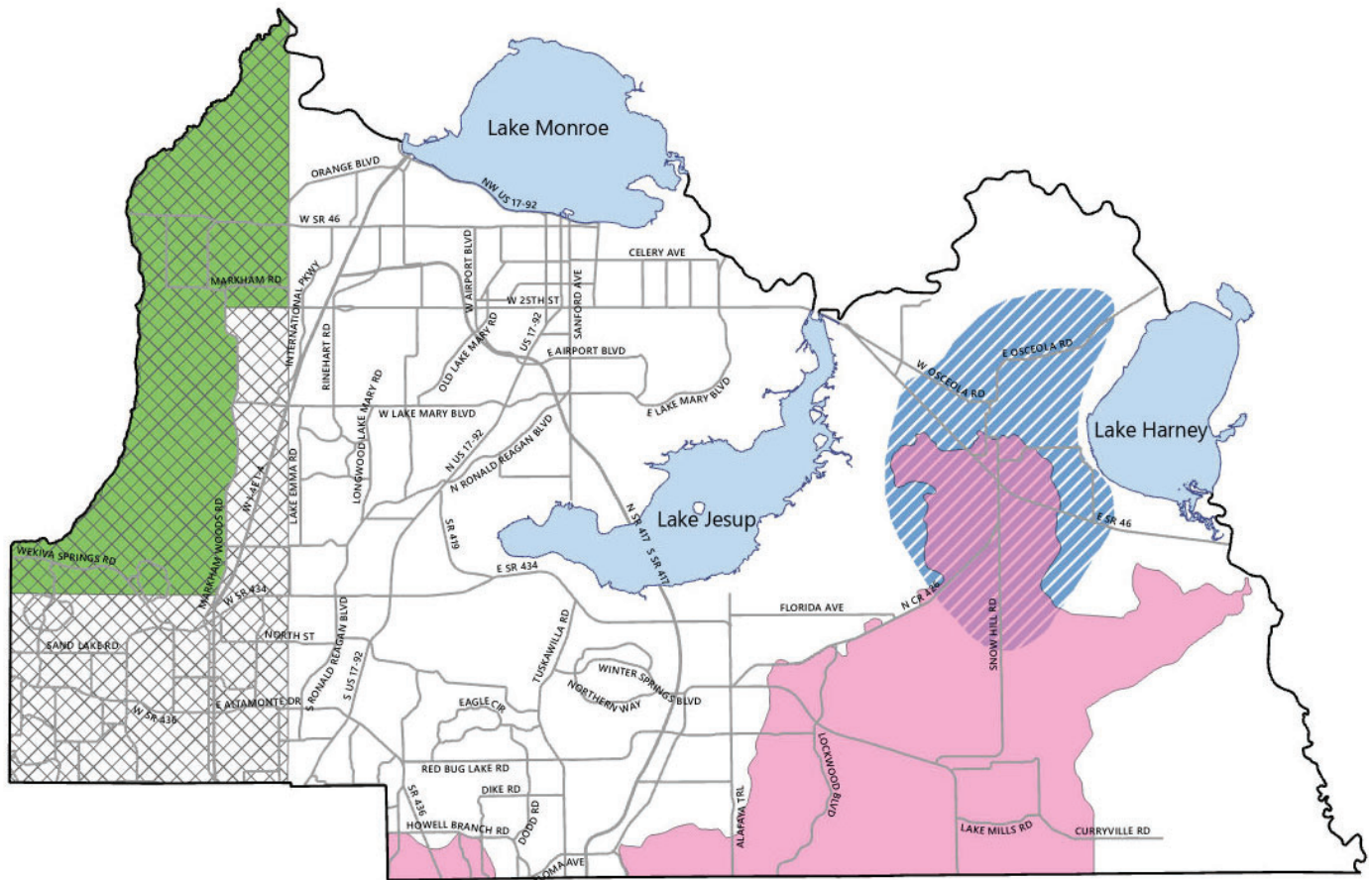
(REC - Effective date of information: 02/2008)

Recharge Areas





Resource Protection Areas



LEGEND

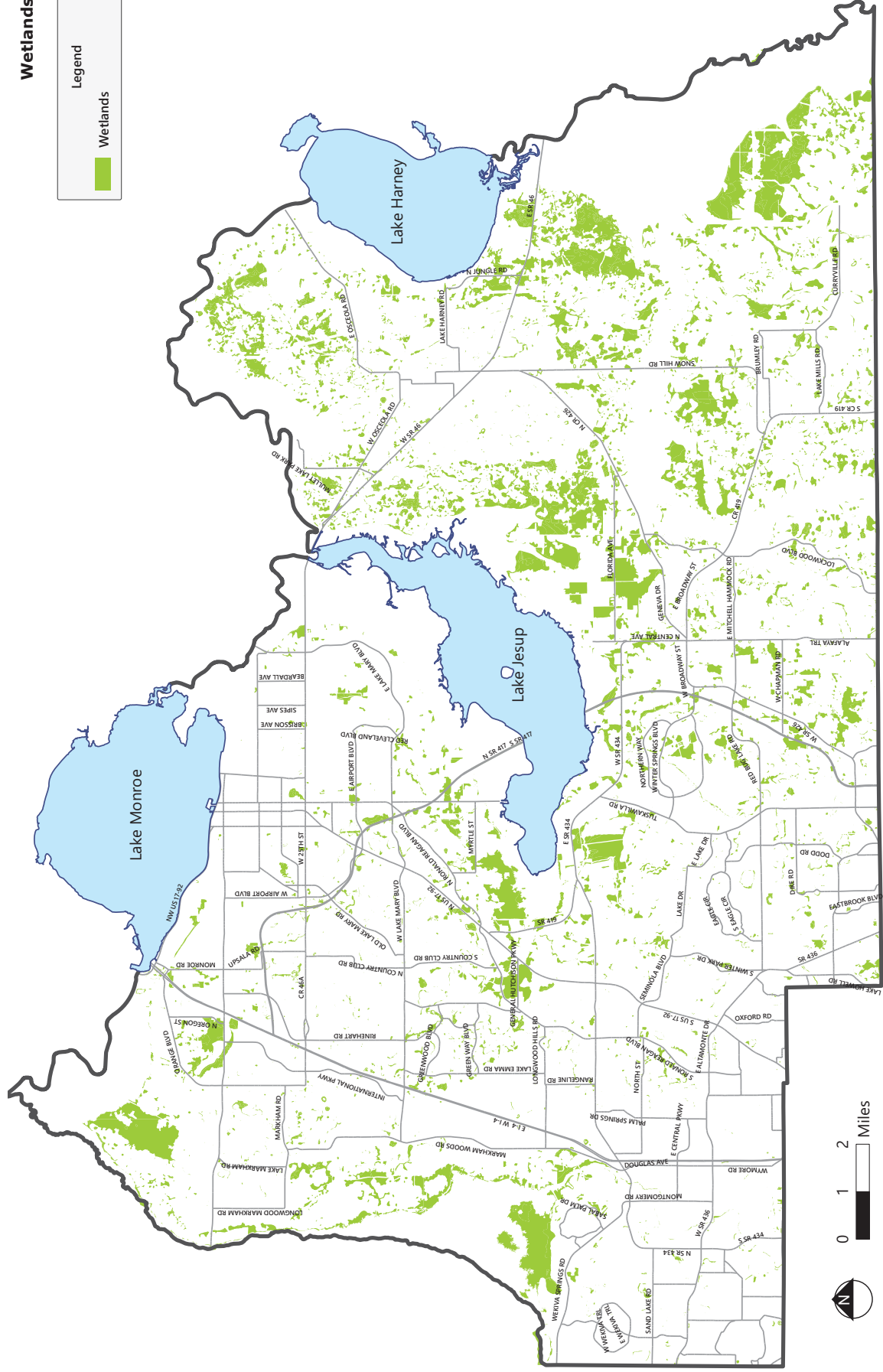


- Econ Protection Area
- Wekiva Protection/Study Area
- Wekiva Study Area
- Geneva Freshwater Lens

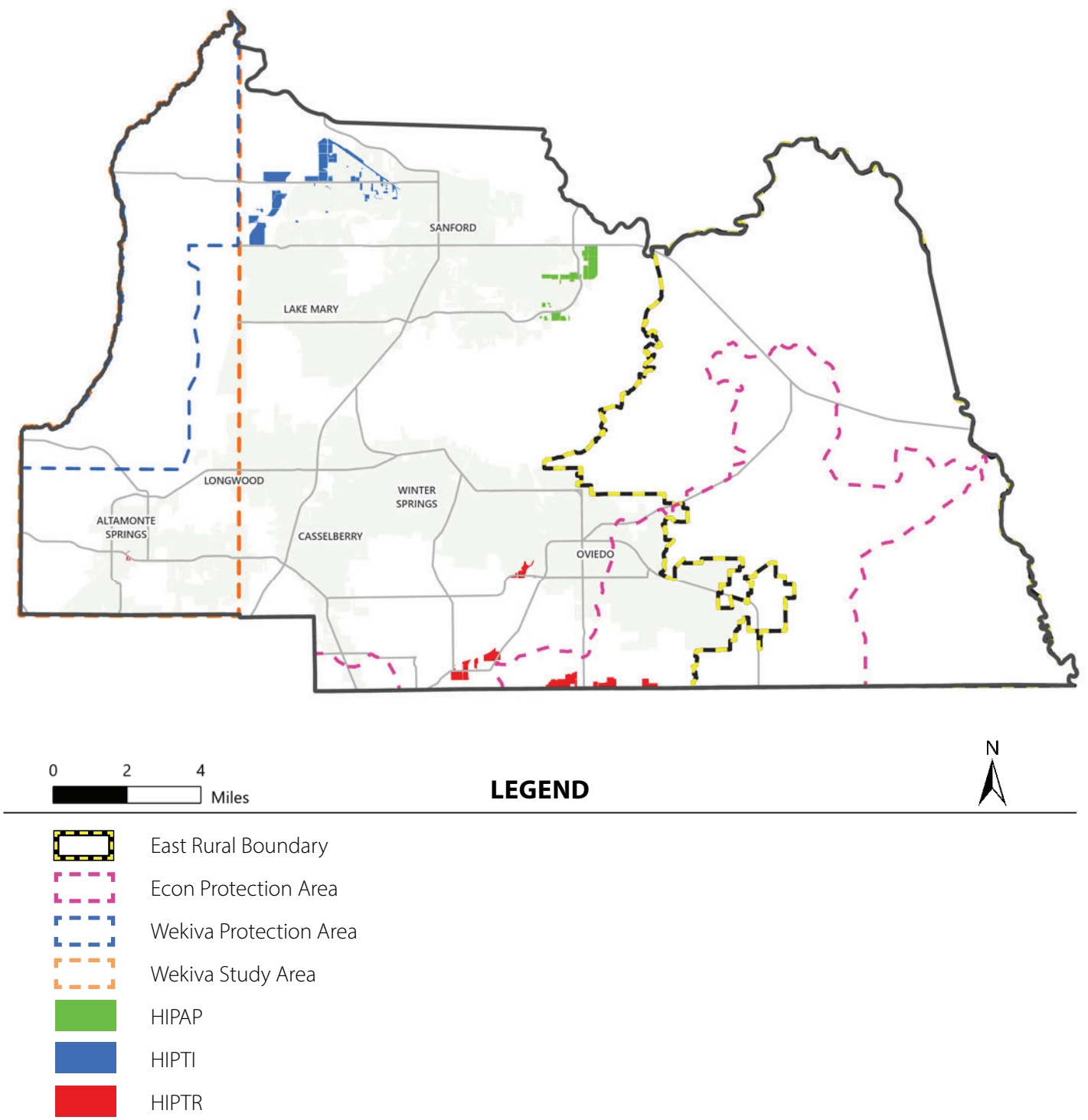


Wetlands

Legend
Wetlands



HIP Target Areas

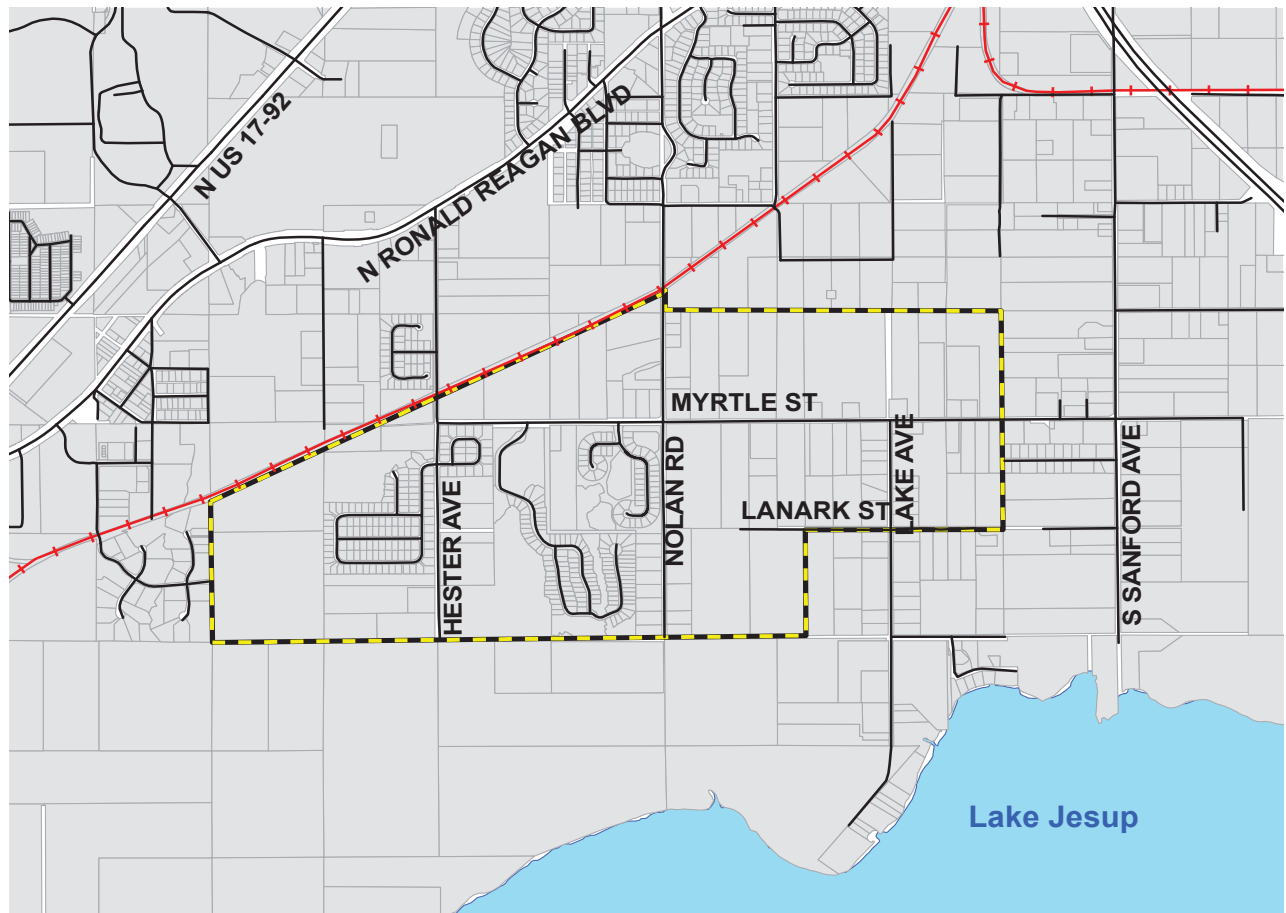





HIP Permitted Use Guidelines

		Transitional	Core
RESIDENTIAL	SF Detached	◆	
	Zero Lot Line	◆	
	Duplex	•	
	Townhouse	•	
	Low Rise Garden Apartments (up to 3 floors)	*	
	Apartments (over 3 floors)	*	•
COMMERCIAL	Restaurant/Bank	•	◇
	Convenience Store	•	◇
	Neighborhood Commercial	•	
	Community Shopping Center	•	
	Regional Shopping Center		•
MOTEL/ HOTEL	Low rise Hotel (up to 2 floors)	•	
	Convention Hotel		•
	High Rise Hotel		•
INDUSTRIAL	Office showroom	•	
	Light Manufacturing	*	
OFFICE	Free-standing (1 floor)	◆	
	Medium (3 floors)	•	
	Large (4 to 7 floors)	•	•
	Multi-Tenant High Rise (over 7 floors)		•
OTHER	Public Uses	•	•
	Houses of Worship	•	
	Daycare	•	◇
	Public/Private Education	•	
	Remote Parking	*	
<p>• Uses allowed with conditional approval. ◇ Accessory uses to be located within a principal structure. * Uses requiring special consideration of compatibility with surrounding uses. ◆ Located only at periphery of transitional areas as a buffer to surrounding neighborhoods.</p> <p>These standards apply to Transitional/Core HIP Areas (see Future Land Use: HIP Areas exhibit. Separate permitted use guidelines are established for the North I-4 HIP Target Industry Area (see <i>Policy FLU 5.8</i>) and the Airport HIP area (see <i>Policy FLU 5.7</i>).</p>			

Myrtle Street Urban Conservation Village Area



-  Myrtle Street Urban Conservation Village Area
-  Railroad
-  Parcels

(FLU - Effective date of information: 02/2008)



Optional Future Land Use Designations

A future land use designation other than the designation requested by the applicant may be appropriate for a particular parcel of land. Below are optional future land use designations which can be considered by the Board of County Commissioners at a public hearing without re-advertising.

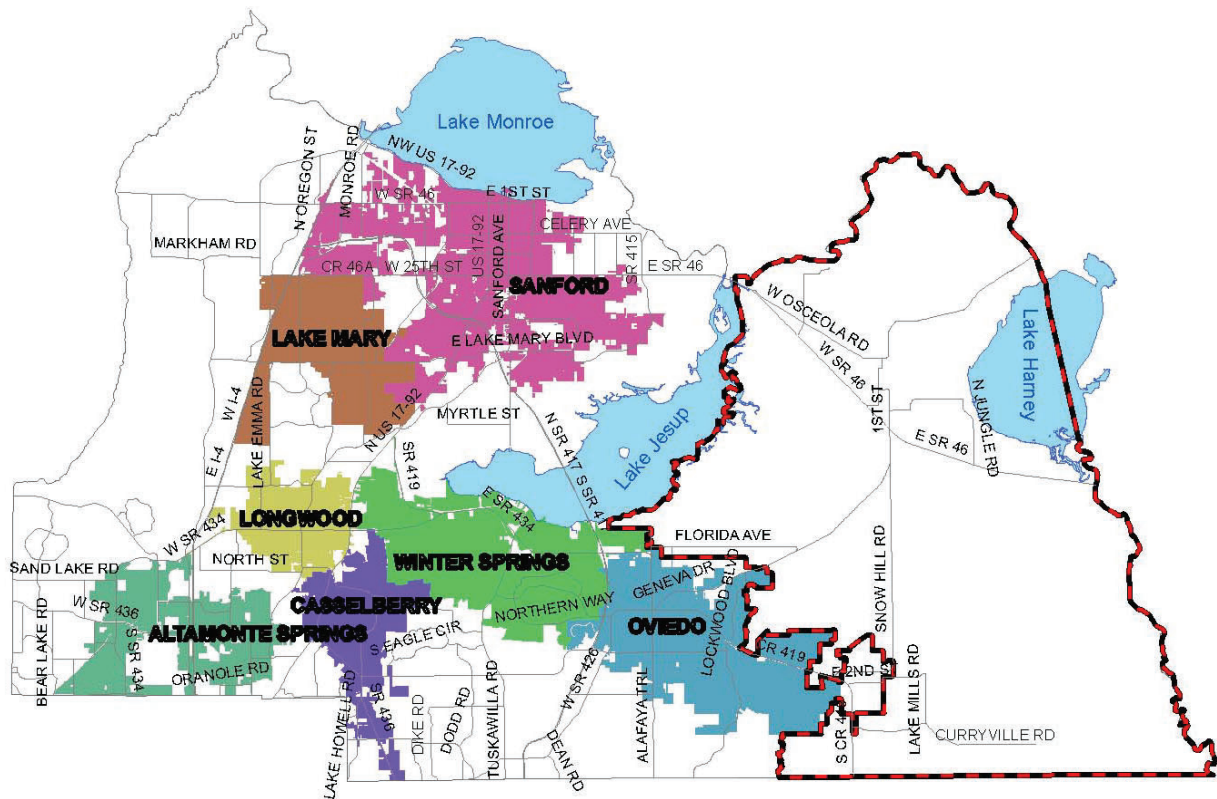
Requested Land Use	Allowable Land Use Options
High Density Residential	<ul style="list-style-type: none"> • Medium Density Residential • Low Density Residential • Suburban Estates • Planned Development
Medium Density Residential	<ul style="list-style-type: none"> • Low Density Residential • Suburban Estates • Planned Development
Low Density Residential	<ul style="list-style-type: none"> • Suburban Estates • Planned Development
Commercial	<ul style="list-style-type: none"> • Office • Planned Development

The above "allowable land use options" are permitted if one of the following conditions are met:

1. Optional future land use is lower intensity use of the same kind of land use (e.g., lower intensity residential uses may be approved if the applicant's request is for higher intensity use); or
2. All of the designated zoning classifications in the lesser intense future land use designation are also designated as compatible zoning classifications according to Future Land Use: Future Land Use Designations and Allowable Zoning Classifications (e.g., all of the Office future land use designated zoning classifications are also allowed under the Commercial future land use designation); or
3. Planned Development land use if a PD zoning application is concurrently considered and land use densities/intensities do not exceed original request.



Rural Boundary Map (per 2004 County Charter Amendment)



5
Miles

LEGEND



East Rural Boundary



ALTAMONTE SPRINGS



CASSELBERRY



LAKE MARY



LONGWOOD



OVEDO



SANFORD



WINTER SPRINGS



(FLU - Effective date of information: 02/2008)



Rural Area Legal Description
*(per 2004 County Charter Amendment,
 Ord 2004-36, Adopted 9/2/2004)*

Legal Description for Rural Area
(Added: Amendment 05S.TXT03.3; Ordinance 2005-17, 05/10/2005)
Rural Area Legal Description

Originally Adopted: August 10, 2004

Amended: Ordinance 2006-54 and Ordinance 2013-25

The Rural Area is located in the Eastern portion of Seminole County, Florida. The calls within this description are based on the individual plats and deeds to which the rural boundary line is coincident with and are not part of a uniform basis of bearings throughout.

Being more particularly described as follows:

Begin in **Sec 1, Twp 20S, Rng 31E**, at the intersection of the thread of the St. John's River, also being the Northerly boundary of Seminole County, with the West line of the East one-half of said Section 1; Thence run southerly along said line to its intersection with the Northeasterly shoreline of Lake Jesup; Thence run Southerly and Southwesterly along said Easterly and Southeasterly shoreline of Lake Jesup to the NE Corner of the West 30 acres of Government Lot 3 of **Sec 33, Twp 20S, Rng 31E**. Thence run Southerly along the East line of said West 30 acres to a point 60.00 feet North of the South line of Govt Lot 3, Sec 33, Twp 20S, Rng 31E. Thence run East along the North line of the South 60.00 feet of Govt Lots 3, 2, & 1 to a point 60.00 feet North of the NW Corner of **Sec 3, Twp 21S, Rng 31E**. Thence, South 60.00 feet to said NW Section Corner.

Thence South along the West line of said Section 3 to a point on the Northerly Right of Way of SR 434. Thence run Easterly along said Northerly Right of Way to the East line of Lot 19, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida. Thence run North along said East lot line to the NE Corner of said Lot 19. Thence continue North along the Northerly extension of the East line of said Lot 19 extended North to the North Right of Way of Florida Avenue. Thence run East along said North Right of Way to the West line of the E ½ of said Section 3. Thence run South along said West line to the SW Corner of the NW ¼ of the SE ¼ of Sec 3, Twp 21S, Rng 31E. Thence run East along the South line of the North ½ of the SE ¼ of said Section 3 to the East line of said Section 3.

Thence continue East along the South line of the NW ¼ of the SW ¼ of **Sec 2, Twp 21S, Rng 31E** to the SE Corner of said NW ¼ of the SW ¼ of Section 2. Thence run the following courses through Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida: Easterly across Canal Street Right of Way to the SW Corner of Lot 140; East along the South line of said lot to the SE Corner of Lot 140, Easterly across Elm Street Right of Way to the SW Corner of Lot 153, East along the South line of said lot to the SE Corner of Lot 153; Easterly across Kansas Street Right of Way to the SW Corner of Lot 236; East along the South line of said lot to the SE Corner of Lot 236; Easterly across Oklahoma Street Right of Way to the SW Corner of Lot 245; East along the South line of said lot to the SE Corner of Lot 245; Easterly across Orange Street Right of Way to the SW Corner of Lot 333; East along the South line of said lot to the SE Corner of Lot 333; Easterly across Stone Street Right of Way to the SW Corner of Lot 342; South along the West line of Lots 341, 340, 339 and 338 to the SW



Corner of Lot 338; East along the South line of said lot to the SE Corner of Lot 338, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida, being the end of above referenced courses through said subdivision.

Thence Easterly across Van Arsdale Street Right of Way to the NW Corner of Lot 1, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run Southerly 204.00 feet to the SW Corner of said Lot 1. Thence run Northeasterly along Southerly lot line of said Lot 1 a distance of 741.50 feet to the Easterly most point of said Lot 1. Thence, run Easterly along the North line of **Sec 12, Twp 21S, Rng 31E** to the NE Corner of said Section 12. Thence run South along the East line of said Section 12 a distance of 667.50 feet to the NW Corner of Lot 25, Lee's Iowa City, Plat Book 7, Page 35 of the Official Records of Seminole County, Florida. Thence continue South along the West line of Lots 25 & 30, said Plat of Lee's Iowa City, a distance of 1,979.90 feet to the SW Corner of said Lot 30. Thence run along the South line of Lot 31, said subdivision, for the following courses: West a distance of 631.50 feet; North a distance of 25.00 feet, and West a distance of 660.00 feet to the SW Corner of said Lot 31. Thence run Westerly across Van Arsdale Street Right of Way to the SE Corner of Lot 18, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run North along the East line of said lot to the NE Corner of said Lot 18. Thence run West along the North line of said Lot 18 a distance of 330.00 feet. Thence run North to the North line of the South $\frac{3}{4}$ of Lot 17, said Swope's 2nd Addition to Black Hammock. Thence run West along said North line of the S $\frac{3}{4}$ a distance of 726.00 feet. Thence run South to the North line of said Lot 18. Thence, West along said North lot line to the NW Corner of said Lot 18. Thence run South along the West lot line to the SW Corner of said lot 18. Thence continue South along the Southerly extension of the West line of said Lot 18, across Cabbage Avenue Right of Way, to the North line of the South $\frac{1}{2}$ of Sec 12, Twp 21S, Rng 31E.

Thence West along the North line of the S $\frac{1}{2}$ of said Section 12 to the NW Corner of the SE $\frac{1}{4}$ of said Section 12. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 349.50 feet; N76-38-00W a distance of 329.00 feet; S13-07-00E a distance of 530.00 feet; N65-28-00E a distance of 219.20 feet. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 567.70 feet to the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12. Thence run East along said North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 132.00 feet. Thence, South to the South line of the N $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run West along South line of said N $\frac{1}{4}$ a distance of 132.00 feet to the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run South along the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the **South $\frac{1}{4}$ Corner of Sec 12, Twp 21S, Rng 31E**. Thence run South along the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 13, Twp 21S, Rng 31E a distance of 1,316.16 feet. Thence, West along the South line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13 a distance of 1,310.32 feet to the SE Corner of Lockwood Boulevard Complex, Plat Book 48, Page 17 of the Official Records of Seminole County, Florida. Thence run the following courses: S89-34-53W along the South line of said subdivision a distance of 820.11 feet to the SW Corner of Lot 2; N00-52-30W along the West line of said lot 2 a distance of 662.32 feet to the NW Corner of said Lot 2; S89-41-03W along the North line of said subdivision a distance of 550.03 feet to the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E**.

Thence South along the West line of said Section 13 to the Northerly Right of Way of CR 419. Thence run Southeasterly along the Southwesterly boundaries of Riverside Landings First Amendment, Plat Book 63, Pages 64-66, Riverside Landings, Plat Book 55, Pages 1-2, and River Oaks Reserve Commercial, Plat Book 63, Pages 20-21, all recorded in the Official Records of Seminole County, Florida, to the Southerly most point of said River Oaks Reserve Commercial. Thence continue Southeasterly along said Northerly Right of Way of CR 419 to



the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 24, Twp 21S, Rng 31E**. Thence departing said Right of Way, run Northerly along said East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 to the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 24. Thence, continue Northerly along the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E** a distance of 1320 feet more or less to the Southeasterly Right of Way of Willingham Road as recorded in Plat Book 6, Page 10 of the Official Records of Seminole County, Florida. Thence, Northeasterly along said Right of Way to the East Line of said Section 13.

Thence, Southerly along the East line of said Section 13 a distance of 660 feet plus or minus to the South line of the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of **Sec 18, Twp 21S, Rng 32E**. Thence, run Easterly along said South line to the SE Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18, said point being on the South line of Willingham Acres (an unrecorded subdivision). Thence, continue Easterly along the South line of the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18 to the East line of the SW $\frac{1}{4}$ of Section 18. Thence run Northerly along said East line to the Southerly Right of Way of said Willingham Road. Thence, run Easterly along said Southerly Right of Way of Willingham Road to the NW Corner of Sanctuary Phase 1, Village 4, as recorded in Plat Book 58, Pages 85-90 of the Official Records of Seminole County, Florida. Thence, continue Easterly along the Northerly line of the subdivision to the NE Corner of said subdivision, also being the NW Corner of Sanctuary Phase 2, Villages 7 and 8, as recorded in Plat Book 63, Pages 70-83 of the Official Records of Seminole County, Florida.

Thence, continue Easterly along the Northerly line of said Phase 2, Villages 7 and 8, to its NE Corner. Thence, run S00-59-27E along the Easterly boundary of said subdivision and Westerly Right of Way of said Willingham Road 1246.29 feet. Thence, departing said Right of Way, continue along said subdivision boundary the following courses: S89-13-27W a distance of 459.52 feet; S04-03-44E a distance of 500.82 feet; S89-13-27W a distance of 1524.20 feet; S00-58-45E a distance of 855.08 feet to the Southern most Corner of Sanctuary Phase 2, Villages 7 & 8, also being the NE Corner of Sanctuary Phase 2, Village 10 as recorded in Plat Book 63, Page 35-42 of the Official Records of Seminole County, Florida. Thence, continue along said boundary of Phase 2, Village 10 the following courses: S00-26-46E a distance of 1328.77 feet; S89-14-36W a distance of 1324.20 feet; S00-19-28E a distance of 700.89 feet to the southern most Corner of said Phase 2, Village 10.

Thence, departing said subdivision boundary, run Easterly along the North line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 20, Twp 21S, Rge 32E** a distance of 165.00 feet. Thence, Southerly along the East line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E to the Southerly Right of Way of County Road 419. Thence, run Northwesterly along said Right of Way to the East line of the West $\frac{7}{8}$ of the East $\frac{1}{2}$ of Sec 19, Twp 21S, Rng 32E. Thence, departing said Right of Way, run Southerly along said East line to the NE Corner of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19. Thence, run N85-51-30E along the South line of Lake Eva Estates (an unrecorded subdivision) a distance of 2000.93 feet to the SE Corner of said Lake Eva Estates. Thence, run N12-25-35W along the East boundary of Lake Eva Estates a distance of 595.53 feet. Thence, departing said subdivision boundary, continue N12-25-35W a distance of 1080 feet more or less to the Southerly Right of Way of CR 419. Thence, run Southeasterly along said Right of Way to the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E. Thence, run Southerly on said West line to the South line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run Easterly on said South line to the West boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run Northerly on said West boundary to the NW Corner of said North Chuluota. Thence, run Easterly along the Northerly boundary of said North Chuluota to its intersection with the Southerly extension of the West line of Lake Lenelle Woods



as recorded in Plat Book 37, Pages 67-69 of the Official Records of Seminole County, Florida; Thence run N00°00'21"W to the SW corner of said Lake Lenelle Woods.

Thence, run along the boundary of said Lake Lenelle Woods the following courses: N00-00-21W a distance of 1131.60 feet; S89-50-55E a distance of 143.67 feet; N00-00-21W a distance of 606.40 feet; N89-50-55W a distance of 593.67 feet; N00-00-21W a distance of 399.90 feet; S89-51-06W a distance of 450.00 feet; N00-00-21W a distance of 483.00 feet; N89-51-06E a distance of 450.00 feet; N89-51-06E a distance of 936.41 feet. Thence continue N89-51-06E on an extension of said subdivision boundary, across Jacob's Trail Right of Way, a distance of 100.00 feet to a point on the West boundary of Osprey Lakes Phase 1 as recorded in Plat Book 60, Pages 38-45 of the Official Records of Seminole County, Florida. Thence, run along the boundary of said Osprey Lakes Phase 1 the following courses: N89-54-05E a distance of 25.00 feet; N00-08-38E a distance of 383.95 feet; N54-30-00E a distance of 2524.44 feet to the Northern most Corner of said Osprey Lakes Phase 1 said corner being the Northwesternly Corner of Osprey Lakes Phase 3 as recorded in Plat Book 62, Pages 4-6 of the Official Records of Seminole County, Florida.

Thence, continue along the boundary of said Osprey Lakes Phase 3 the following courses: N54-30-00E a distance of 184.63 feet; N90-00-00E a distance of 721.00 feet; S00-00-00E a distance of 1,988.08 feet to the SE Corner of the SW ¼ of **Sec 16, Twp 21S, Rng 32E**. Thence, departing said boundary, run Easterly on the South line of said Section 16 to the Northeasterly Corner of Osprey Lakes Phase 2 as recorded in Plat Book 62, Pages 1-3 of the Official Records of Seminole County, Florida. Thence run S00-00-49W along the Easterly boundary of said Osprey Lakes Phase 2 a distance of 1332.68 feet to the SE Corner of the NW ¼ of the NE ¼ of **Sec 21, Twp 21S, Rng 32E**. Thence, run S88-58-07E along the South line of the NE ¼ of the NE ¼ of said Section 21 a distance of 1302.25 feet to a point 25.00 feet West of the East line of the NE ¼ of Sec 21, Twp 21S, Rng 32E. Thence run Southerly along a line parallel to and 25.00 feet West of said East line to the Easterly extension of the Northerly Right of Way of Brumley Road (being a 50' Right of Way).

Thence Westerly along said Northerly Right of Way to the Southerly extension of the Easterly Right of Way of Avenue H. Thence, Southerly along said Easterly Right of Way a distance of 500 feet more or less to the Northwesternly Corner of Estates on Lake Mills as recorded in Plat Book 60, Pages 85-92 of the Official Records of Seminole County, Florida. Thence, continue along the westerly Boundary of said Estates of Lake Mills and the Easterly Right of Way of Avenue H the following courses: S03-00-24E a distance of 165.41 feet; S00-55-07E a distance of 314.50 feet; thru a curve concave to the Northwest an arc distance of 70.66 feet. Thence departing said Right of Way and continuing on said Estates on Lake Mills boundary the following courses: S00-46-27E 155.97 feet; S01-06-36E a distance of 727.01 feet; S00-57-02E a distance of 709.22 feet; S01-13-59E a distance of 73.56 feet; S01-02-19E a distance of 1929.43 feet to the South line of the North ½ of **Sec 28, Twp 21S, Rng 32E**.

Thence, run Westerly along said South line to the Easterly Right of Way line of SR 13 (per SRD Right of Way Map; also shown in the Townsite of North Chuluota, Plat Book 2, Pages 54-58). Thence, Southerly along said Easterly Right of Way to the South line of the SW ¼ of Sec 28, Twp 21S, Rng 32E. Thence, run Westerly along the South line to the SW Corner of said Section. Thence, run Northerly along the West line of said Section 28 to the South boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run West along said subdivision to the SW Corner of said Townsite of North Chuluota. Thence, run Northerly along the Westerly boundary of said Townsite of North Chuluota to the SW Corner of Lot 5, Block 54 of said Townsite of North Chuluota. Thence, run West a distance of 50.00 feet. Thence run North to the Southeasterly shoreline of North



Horseshoe Lake. Thence, run Easterly along said shoreline to a point on the Westerly boundary of said Townsite of North Chuluota. Thence, Northerly along said boundary to a point 100.00 feet South of the NE Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 29, Twp 21S, Rng 32E**.

Thence, Westerly along a line 100 feet South of and parallel to the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to a point on the Westerly line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly on said Westerly line to the SW Corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Westerly along the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to the NW Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly along the Westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the NE Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the NW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. Thence, Southerly on the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29 to the North line of the SW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of the SW $\frac{1}{4}$ of said Section 29 to the NE Corner of the Westerly 22 acres of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, Southerly along the Easterly line of the Westerly 22 acres of said NE $\frac{1}{4}$ to the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Westerly along said North line to the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Southerly along the West line of said SE $\frac{1}{4}$ to the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29.

Thence, run Westerly on the South line to the SW Corner of said Section 29. Thence, continue Westerly on the South line of **Sec 30, Twp 21S, Rng 32E** a distance of 3,400 feet plus or minus to the thread of the Econlockhatchee River. Thence, run Southerly along the thread of said river to the South line of **Sec 31, Twp 21S, Rng 32E**, also being the Southern most boundary of Seminole County. Thence run along the boundary of Seminole County (per Florida Statutes Chapter 6511, No. 91, the "Creation of Seminole County") the following courses: Easterly along said Southern most boundary, also being the Southerly line of Twp 21S, Rng 32E and Twp 21S, Rng 33E, to the thread of the St. John's River and the Easterly most point of Seminole County, located within **Sec 35, Twp 21S, Rng 33E**; Northwesterly along the thread of said river, also being the Eastern boundary of Seminole County, to and through Lake Harney, returning to the thread of the St. John's River; continue Northwesterly and then Southwesterly along the thread of said river, being the Eastern and Northern boundary of Seminole County, to the Point of Beginning of the Rural Boundary Description.

LESS the following areas within the Rural Boundary located within the city limits of Winter Springs, further described as:

- SEC 03 TWP 21S RGE 31E NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS S 340 FT OF E 660 FT)
- SEC 03 TWP 21S RGE 31E W $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$
- SEC 03 TWP 21S RGE 31E NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS N 70 FT OF E $\frac{1}{2}$)
- SEC 03 TWP 21S RGE 31E SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS S 100 FT OF E 264 FT OF N $\frac{1}{2}$)
- LOT 19, BLACK HAMMOCK, PB 1 PG 31 & R/W ADJ ON N & W

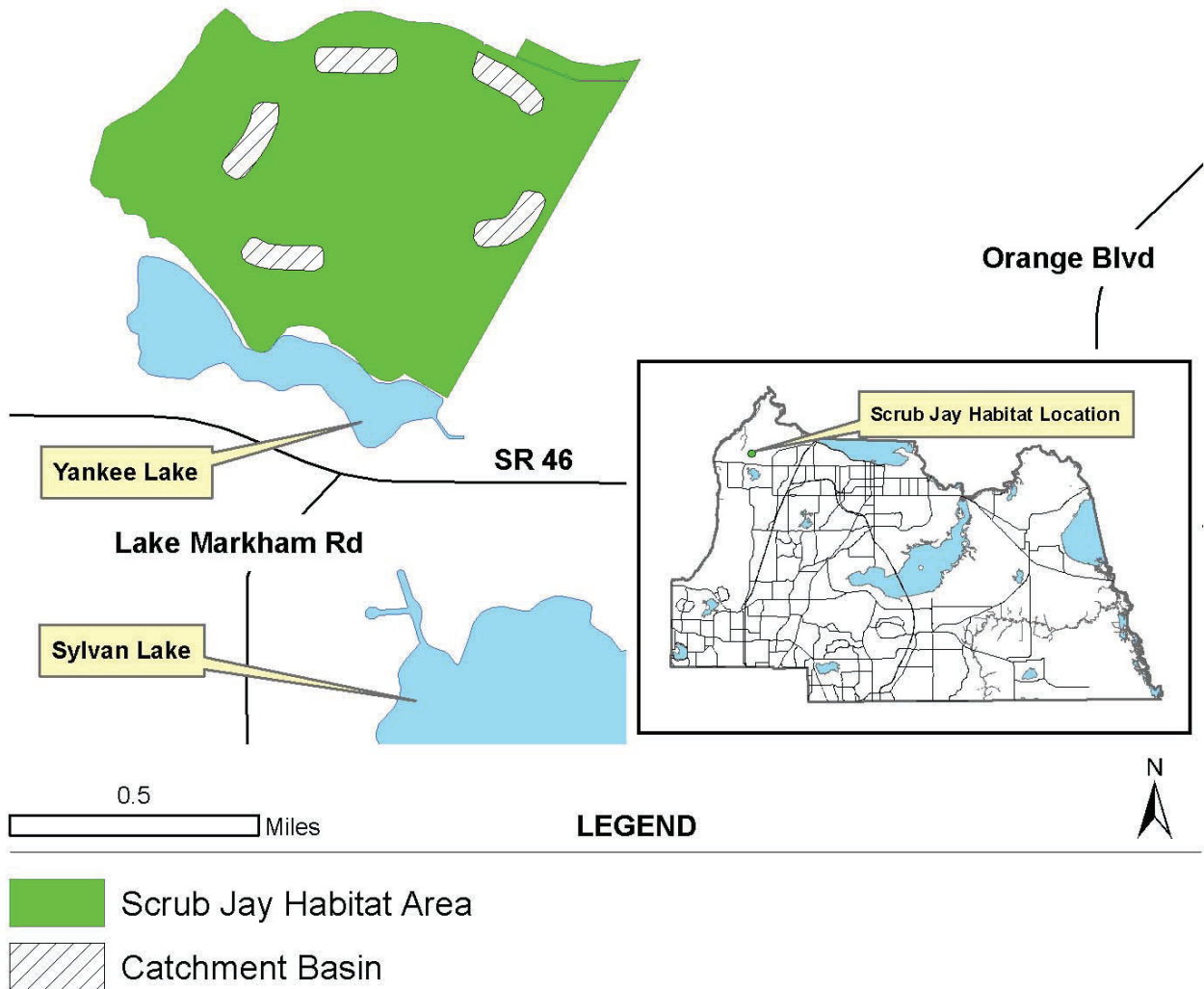


Also **LESS** the following areas within the Rural Boundary located within the city limits of Oviedo, further described as:

- PT OF LOTS 25 & 30 DESC AS BEG NW COR LOT 25 RUN E 608.44 FT S 1979.42 FT W 608.15 FT N 1980.3 FT TO BEG, LEES IOWA CITY, PB 7 PG 35
- SEC 13 TWP 21S RGE 31E THAT PART OF N 1/2 OF NE 1/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK & E OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419 (LESS RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21)
- RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21
- LOT 1, LOCKWOOD BLVD COMPLEX, PB 48 PG 17 & EVANS ST R/W ADJ ON S
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419

(Filename: Rural Charter 2004 Legal Descr Amend Ord2006-54 and Ord2013-25)

Scrub Jay Habitat Area



FLU - Effective date of information: 04/2010
This exhibit added on 12/08/2009 by Ord. 2009-36



Services and Facilities by Classification

LAND USE (1)	Rural 3, Rural 5, Rural 10	Suburban Estates	Low Density Residential	Medium Density Residential	High Density Residential	Office	Higher Intensity Planned Development	Commercial	Industrial	Mixed Development
SERVICE FACILITIES:										
Central Water		X	•	•	•	•		•	•	•
Central Sewer		X	•	•	•	•		•	•	•
Paved Road		•	•	•	•	•		•	•	•
Solid Waste Collection	•	•	•	•	•	•		•	•	•
Sidewalks Internal		•	•	•	•	•		•	X	•
Sidewalks External	X	X	•	•	•	•		•	X	•
Transit		X	X	X	X	X		X	X	X
Street Lights		X	•	•	•	•		•	•	•

(1) The Planned Development land use is not specifically listed on this table as it allows for a variety of uses and intensities within a development site, and service and facility requirements will vary according to development intensity. At a minimum, services and facilities are to be consistent with the requirements of individual land use designations which correspond to the uses and intensities on the development site.

- X May be required on a site specific basis
- Services and facilities required
- See appropriate future land use category

NOTE: In some cases central water and sewer may not be in close proximity to infill development parcels and well or septic may be used on an interim basis. However, at such time central water and sewer become available, the development will be required to connect to those systems. Also, any future expansion, redevelopment or site change will subject the property to the requirement to connect to central water and sewer.



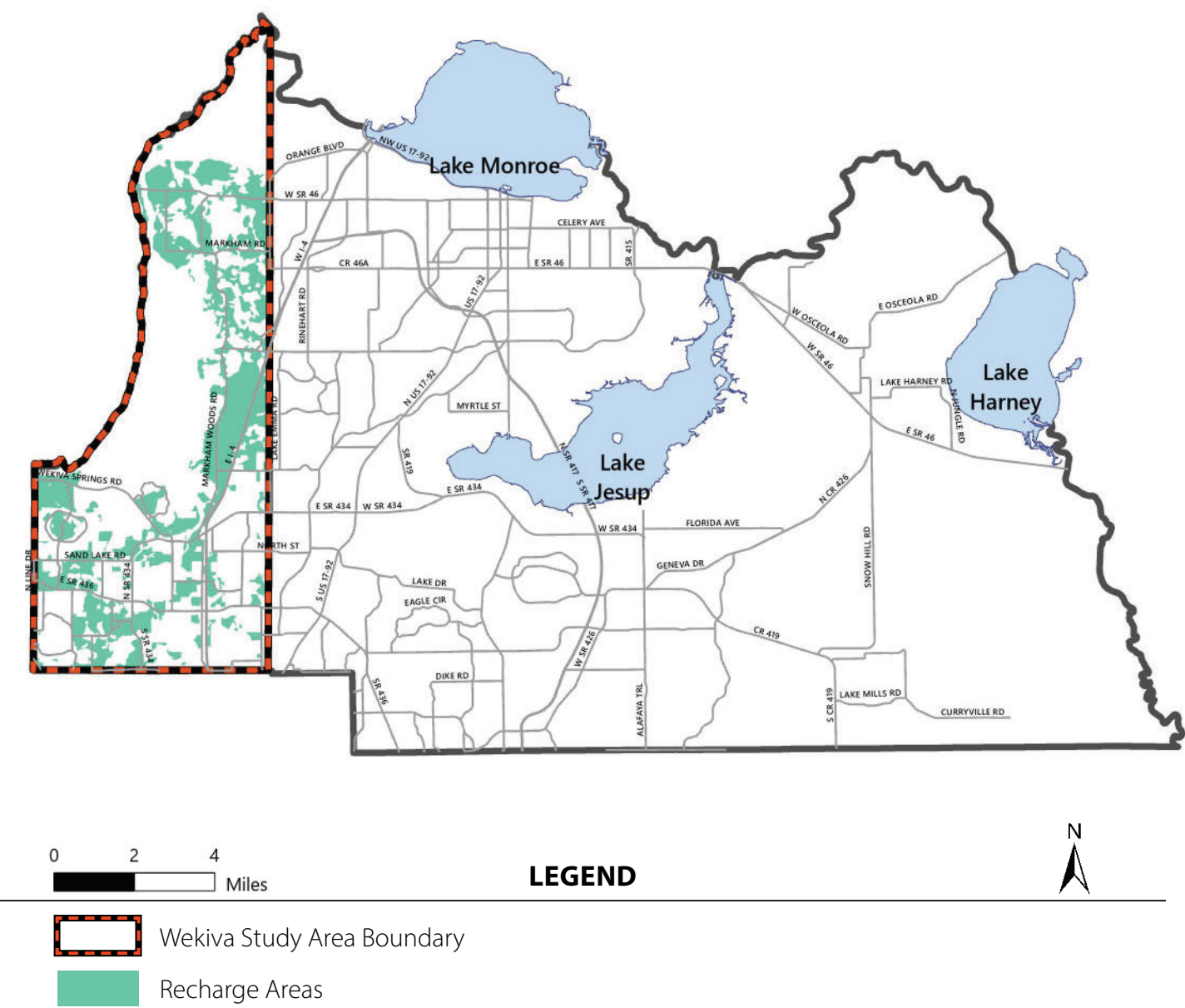
Target Industry Uses

Manufacturing	Financial and Information Services *
Plastics and Commercial Printing Electronics/Mechanical Assembly Auto Parts Fasteners/Spacers Construction Products Food Processing Machinery Transport Aircraft Maintenance and Modification Aircraft Manufacturing Aerospace equipment	Legal Services Architectural Services Publishers Associations CPA's Headquarters Insurance Banks Telemarketing Bureaus Financial Transactions Processing Public Relations Agencies
Advanced Technologies	Credit Bureaus
Research & Development Space Technology Simulation & Training Laser Technology Robotics	Advertising Agencies Consumer Lending Title Companies Computer Software and Design
Technical and Research Services *	Life Sciences *
General Management Consulting Marketing Interior Design Graphic Design Services Human Resources and Executive Search Environmental Engineering and Consulting Precision Instruments Civil Engineering Surveying and Mapping Telecommunications Industrial Design Lasers and Photonics	Hospitals and Medical Education Diagnostic Imaging Centers Medical Laboratories Agriscience Facilities Outpatient Facilities Blood and Organ Banks Research Laboratories Nursing Care Facilities Veterinary Services Pharmaceuticals Manufacturing and Research
Distribution	Digital Media *
Food Products Consumer Products Restaurant/Commissary Airline Services Aircargo/Mail Services Durable Goods Distribution Non Durable Goods Distribution	Motion Picture and Video Production Simulation and Training Teleproduction Graphic Design Computer <u>Hardware</u> /Software Design and Development Animation
Other	
Long Stay Tourism	International Trade
Hotels and Lodging	Sports Associated Industries
Other "basic" businesses and industries with high annual average wages	

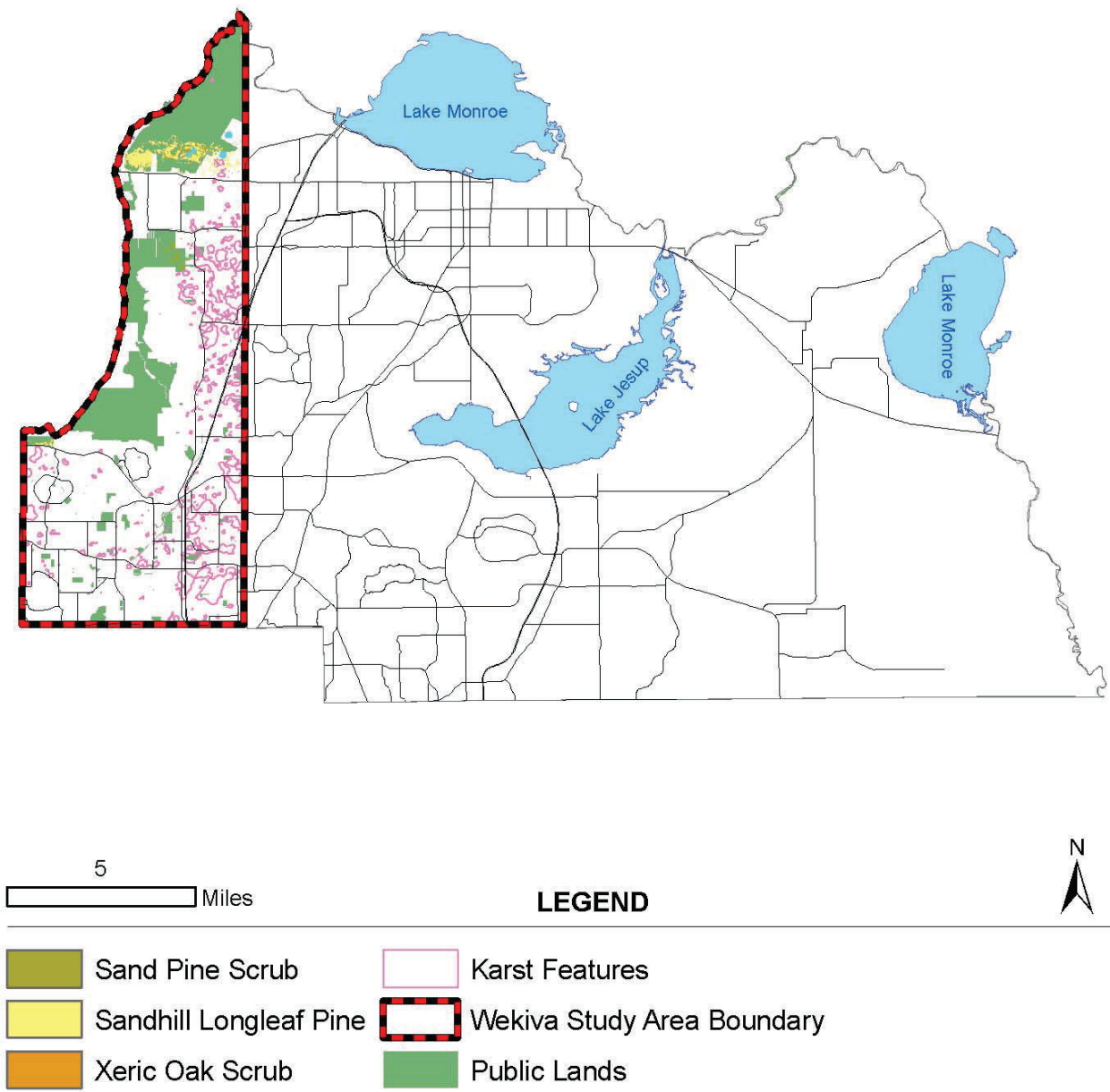
* SeminoleWAY Industry and Facility Analysis; Real Estate Research Consultants, Inc.; May 1, 2008

(Target Industry Uses.xls)

Wekiva Study Area Series
Most Effective Recharge Areas

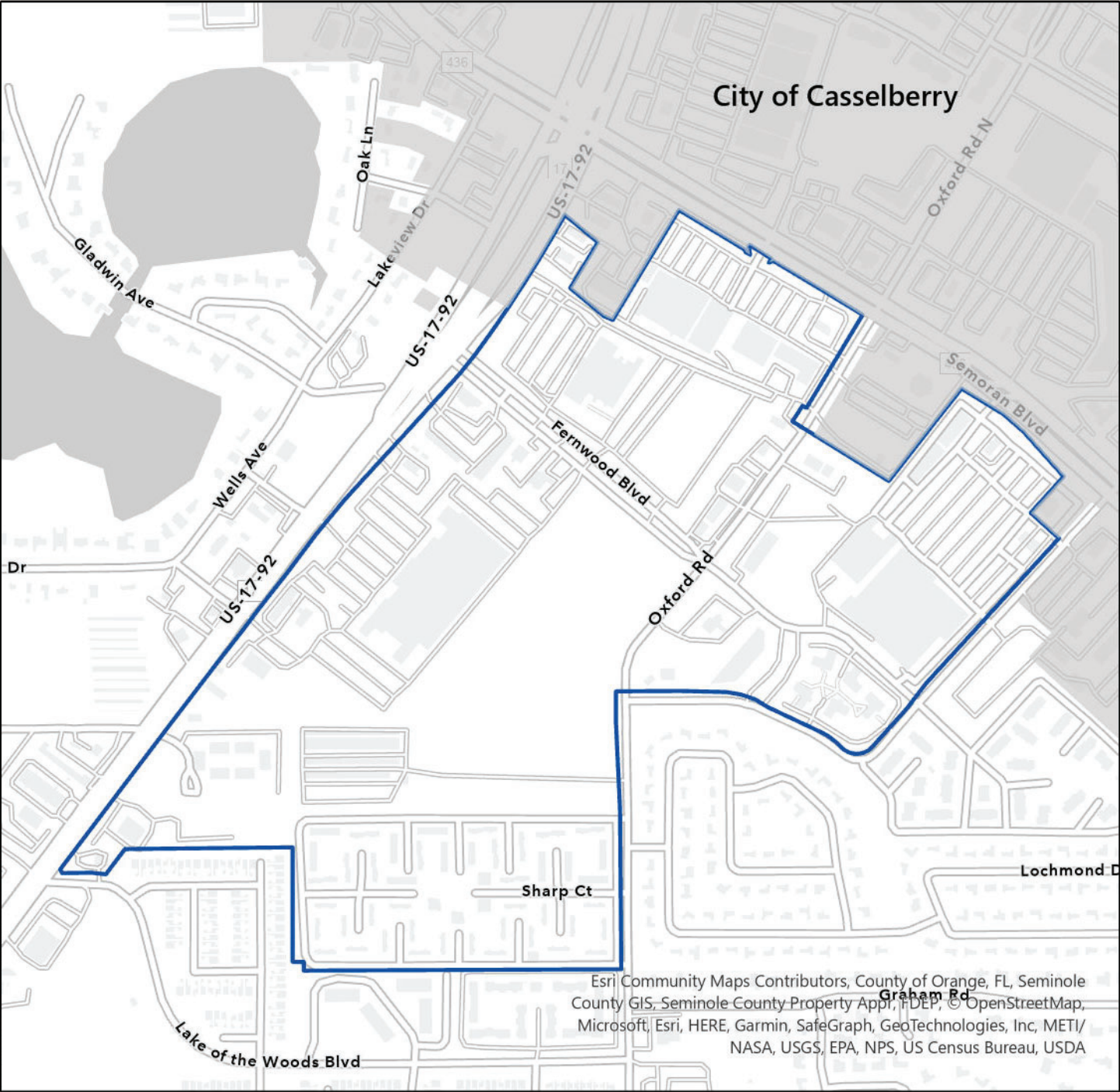


Wekiva Study Area Series
Sensitive Habitats and Karst Features



(FLU - Effective date of information: 02/2008)

Oxford Place Overlay District Boundary



0 300 600
Feet

LEGEND



 Oxford Place Overlay District Boundary

Basin Management Action Plans (BMAP) Areas

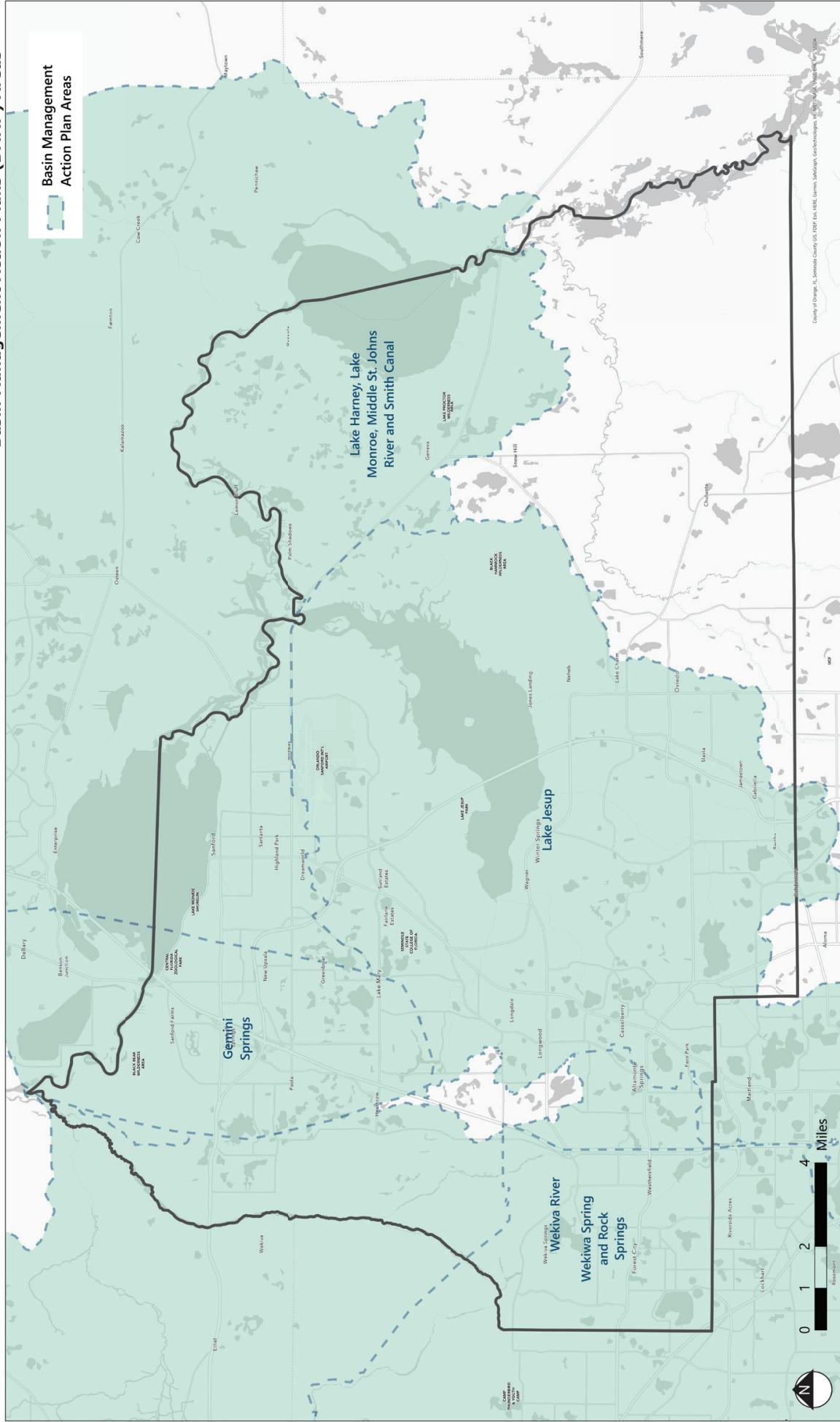




EXHIBIT B

Comprehensive Plan Elements Text Amendment 2023-FLU-TXT.03

(See Following Page)



Comprehensive Plan Update

DRAFT



Comprehensive Plan Update

CONTENTS

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Nature and Recreation

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RECREATION AND OPEN SPACE.....	REC-1

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HOUSING.....	HSG-1
TRANSPORTATION.....	TRA-1
PUBLIC SCHOOLS.....	PSF-1

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POTABLEWATER.....	POT-1
SANITARY SEWER.....	SAN-1
SOLID WASTE.....	SOL-1
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PROPERTY RIGHTS.....	PR-1
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IMPLEMENTATION.....	IMP-1

Preface

Seminole County Comprehensive Plan is a roadmap adopted by the Board of County Commissioners to guide the development of land, economic growth, natural resource protection, and conservation within unincorporated Seminole County. The Comprehensive Plan is a resource for managing the County's long-range planning. It is designed to be a working document used by county officials, staff, and residents as a policy guide for current and future community development decisions and coordination with other jurisdictions and agencies.

2023 Update:

The Board of County Commissioners adopted a major update of the Seminole County Comprehensive Plan on **DATE HERE**.

This Update reflects the results of "Envision Seminole 2045," an effort to engage the public in visioning the next 20 years of growth, change, and conservation in unincorporated Seminole County, including a reorganization of the Future Land Use element. Included in this Plan are policies related to community goals identified in the Vision Report based on several months of engagement that took place with citizens, stakeholders, and experts. The Plan continues to support the 2007 Central Florida

Regional Growth Vision, "How Shall We Grow," which was incorporated in the 2008 update. The Update also includes a new look and enhanced organization.

Recommended updates to the Comprehensive Plan based on the results of "Envision Seminole 2045" were included in the findings of the 2022 Seminole County Evaluation and Appraisal Report (EAR) which also addressed changes in local conditions changes in state law that impact the County's Plan.

Per the Evaluation and Appraisal Report, Seminole County integrated the goals from the Envision Seminole 2045 within the Future Land Use element and, in coordination with several departments, reviewed the remaining fourteen (14) elements. Seminole County's previous Comprehensive Plan update streamlined, revised and updated ten (10) of the original 1991 Comprehensive Plan elements (Mass Transit and Ports, Aviation, and Other Facilities being consolidated within the Transportation Element) and the Plan Introduction. An additional seven (7) elements were updated on Sept. 10, 2002, as part of the Spring 2002 amendment cycle. For any additional information regarding the history of

Seminole County's Comprehensive Plan, see the Introduction Element.

Comprehensive Planning Across Florida:

Comprehensive planning has been required in Florida since the 1970s and has been guided for more than 35 years by the Local Government Comprehensive Planning and Land Development Act of 1985, under the Growth Management Act and subsequent amendments.

The legislation requires that all local governments, regardless of size, location, or current growth pressures, are required to develop and implement a comprehensive plan upon which future land use decisions are based and ensure consistency with the State and Regional plans. Per current Florida State Statutes, the Comprehensive Plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

Each Comprehensive Plan must have Elements that address specific concerns, such as land use, transportation, open space, housing, conservation, and capital improvements. Each Comprehensive Plan Element contains the applicable

Goals, Objectives, and Policies, and a separate document showcases Exhibits, containing adopted/nonadopted maps and any supplemental information for each Section.

Required Elements

- Capital Improvements (CIE)
- Conservation (CON)
- Drainage (DRG)
- Future Land Use (FLU)
- Housing (HSG)
- Intergovernmental Coordination (IGC)
- Potable Water (POT)
- Property Rights (PR)
- Public School Facilities (PSF)
- Recreation and Open Space (REC)
- Sanitary Sewer (SAN)
- Solid Waste (SOL)
- Transportation (TRA)

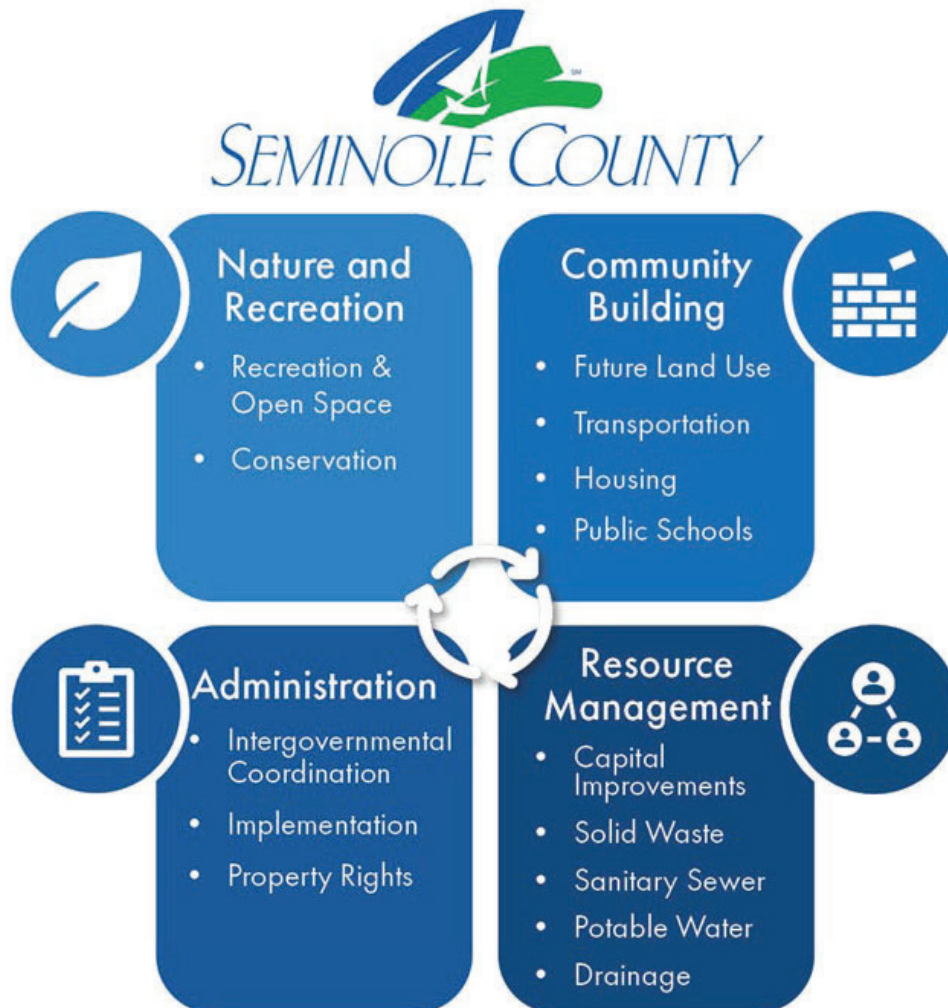
Optional Elements In Seminole County

- Implementation (IMP)
- Introduction (INT)

Seminole County has divided the components of its Plan into four key themes: Nature and Recreation, Community Building, Administration, and Resource Management.

The Plan is a living document and will continue to be updated based on ongoing planning including, plans

currently underway that are referenced within this Plan: the Holistic Water Policy, the 2045 Transportation Mobility Plan, and the 2023 Parks and Recreation System Master Plan. Further amendments are anticipated as each Plan is adopted.



List of Elements Exhibits

MAPS, TABLES, CHARTS, AND FIGURES

(Note: Element exhibits, alphabetical by title, are located at the end of the element)

INTRODUCTION (No Exhibits)

CAPITAL IMPROVEMENTS CIE Exhibits

- Introduction to Annual CIE Update
- Financial Feasibility Statement
- Summary of CIE Funds and Elements
- Individual Fund Detail
- Facility LOS - All Facilities and Mobility Strategies
- Facility LOS - Drainage
- Facility LOS - Seminole County Roads
- Facility LOS - State Highways Criteria
- Facility Program - Drainage
- Facility Program - Potable Water/Sanitary Sewer
- Facility Program - Public School Facilities
- Facility Program - Recreation and Open Space
- Facility Program - Solid Waste
- Facility Program - Transportation

CONSERVATION CON Exhibits

DRAINAGE DRG Exhibits

- Middle St Johns River Basins
- Seminole County Drainage Basins
- Impaired Waters Bodies
- Level of Service Standards for Development

FUTURE LAND USE FLU Exhibits

- Compatible Transitional Land Uses
- OSIA Avigation Easement Boundary and Noise Level Contours
- Chuluota Design Area
- East Lake Sylvan Transitional Area/School Site
- Economic Development Target Areas
- Energy Conservation Overlay
- Existing Land Use Map
- Existing Land Use Acreage
- Future Land Use Designations and Allowable Zoning Classifications
- Future Land Use Map Series
 - Areas of Archaeological Potential
 - Cones of Influence
 - County Potable Water Service Areas and Treatment Plants
 - Flood Plains

- Future Land Use Map
- Future Land Use Acreage
- Environmentally Sensitive Lands Overlay
- Preservation/Managed Lands
- General Soils
- ~~Geneva Freshwater Lens~~
- Greenways, Blueways, and Major Trails
- Aquifer Recharge Areas
- Resource Protection Areas
- Wetlands
- HIP Target Areas
- HIP Permitted Use Guidelines
- Myrtle Street Urban Conservation Village Area
- Optional Future Land Use Designations
- Rural Boundary Map
- Rural Area Legal Description
- Scrub Jay Habitat Area
- ~~Seminole County US 17-92 Series~~
 - ~~Community Redevelopment Area (CRA) Mixed Development (MXD) Water/Sewer Service Areas~~
 - ~~CRA MXD Service Demand Analysis by Jurisdictional Service Area and Planning Period~~
- Service and Facilities by Classification
- ~~Special Area Boundaries~~
- Target Industry Uses
- ~~Urban/Rural Boundary~~
- Wekiva Study Area Series
 - Most Effective Recharge Areas
 - Sensitive Natural Habitats and Karst Features
- Oxford Place Overlay
- Basin Management Action Plans (BMAP) Areas

HOUSING..... HSG Exhibits

- Median Income versus Median Home Price
- Subsidized Multi-Family Rental Inventory

IMPLEMENTATION..... IMP Exhibits

- Requirements for Plan Amendments and Plan Updates

INTERGOVERNMENTAL COORDINATION IGC Exhibits

- Enhancing Intergovernmental Coordination for Planning Related Issues
- Existing Coordination Mechanisms with Adjacent Counties and Municipalities
- Existing Coordination Mechanisms with Authorities, Independent Special
 - Districts, Utility Companies and School Board
- Existing Coordination Mechanisms with Municipalities within Seminole County
- Existing Coordination Mechanisms with Regional Agencies
- Existing Coordination Mechanisms with State and Federal Agencies Joint Planning Agreements

POTABLE WATER POT Exhibits

- Potable Water Demands
- Projected Water Use in Seminole County
- Major Work Plan Capital Projects
- County Reclaimed Water Service Areas
- County Potable Water – Service Areas and Treatment Plants
- Other Potable Water Service Areas and Treatment Plants
- County-wide Existing Water Supply Wells
- ~~County-wide Water Line Network~~

PUBLIC SCHOOL FACILITIES..... (No Exhibits)

RECREATION AND OPEN SPACE REC Exhibits

- County Parks And Facilities
- Greenways, Blueways, And Major Trails

SANITARY SEWER SAN Exhibits

- Sewer Service Areas

SOLID WASTE SOL Exhibits

- Solid Waste Service Area/Facility Locations
- Capacity, Demand, And Level Of Service

TRANSPORTATION..... TRA Exhibits

- Airport, Port and Rail Facilities, Evacuation Routes 20232007
- ~~Airport, Port and Rail Facilities, Evacuation Routes 2025~~
- ~~Automobile Ownership Patterns~~
- Backlogged and Constrained Facilities
- Bicycle and Trail Facilities 20232007
- ~~Bicycle and Trail Facilities 2025~~
- Existing FDOT Functional Classifications
- Existing Roadway Level of Service 2007
- Future County Functional Classifications
- Future Enhanced Transit Corridor
- Functional Classifications - County Roadways
- Functional Classifications - State Roadways
- Generalized Maximum Service Volumes for County Arterial And Collector Roadways
- Generalized Maximum Service Volumes for State Roadways
- Greenways and Trails Linkages
- Level of Service Standards for State Highways
- Needed Unfunded Transportation Improvements
- Projected Roadway Level of Service 2025 Roadway
- Maintenance Responsibilities
- Roadway Number of Lanes 2007
- Roadway Number of Lanes 2011
- Roadway Number of Lanes 2025
- ~~Significant Parking Facilities~~
- Seminole County US 17-92 MXD Parcels within CRA Top
- 15 Crash Locations Data for 2006
- ~~Top 15 Crash Locations Map for 2006~~

- Transit Service 2007
- Transit Service 2011
- Transit Service 2025
- Transportation Concurrency Exception Areas – Dense Urban Land Area
- Transportation Strategy Areas (TSA)
- Travel Time Level of Service Criteria
- 2025 Multimodal Transportation

Amendment History Table of Contents

Adoption Date	Amendment	Ordinance No.
11-Sep-91	Original Adopting Amendment	91-13
12-May-92	Amendment 91F	92-9
15-Dec-92	Amendment 92F	92-25
8-Jun-93	Amendment 6-93SS	93-8
22-Jun-93	Amendment 93S	93-10
27-Jul-93	One Unnumbered	93-14
26-Oct-93	One Unnumbered	93-21
14-Dec-93	Amendment 93F	93-28
11-Jan-94	Four Unnumbered	94-1
22-Feb-94	Amendment 02-94SS	94-3
8-Mar-94	Amendment 03-94SS	94-4
12-Apr-94	Amendment 04-94SS	94-6
14-Jun-94	Amendment 94S.1 and 94S.3	94-8
13-Dec-94	Amendment 94S.2, 94F.1, 94F.3, 94F.4, 94F.5 and 94F.6 (1)	94-12
24-Jan-95	Amendment 09-94SS, 12-94SS.1 and 12-94SS.2 (2)	95-1
13-Jun-95	Amendment 95S.1 95S.4, 95S.6, 95S.8, 95S.9, 95S.11, 95S.12, 95S.13 (3)	95-3
25-Jul-95	Amendment 06-95SS	95-7
12-Sep-95	Amendment 95S.10	95-12
12-Dec-95	Amendment 95F.FLU1, 95F.FLU2, 95F.FLU3, 95F.FLU5, 95F.FLU6, 95F.FLU7, 95F.FLU8, 95F.FLU9, 95F.FLU10, 95F.FLU11, 95F.FLU16, 95F.FLU17, 95F.TXT1, 95F.TXT4.4, 95F.TXT4.5, 95F.TXT2, 95F.TXT 3.1 through 3.7, 95F.TXT4.7, 95F.TXT6.1, 95F.TXT6.2, 95F.TXT6.4 through 6.8 and 95F.TXT7.1 through 7.4 (4)	95-14
11-Jun-96	Amendment 96S.FLU1, 96S.FLU2, 96S.FLU3, 96S.FLU4, 96S.TXT.2, 96S.TXT3, 96S.TXT4, 96S.TXT7 and 96S.TXT8 (5)	96-4
23-Jul-96	Amendment 06-96SS.2 (6)	96-6
13-Aug-96	Amendment 07-96SS.2	96-8
27-Aug-96	Amendment 08-96SS	96-11
24-Sep-96	Amendment 07-96SS.1	96-13
11-Dec-96	Amendment 95F.FLU13, 96S.FLU5, 96F.FLU1, 96F.FLU 2, 96F.TXT1, 96F.TXT2, 96F.TXT3, 96F.TXT4, 96F.TXT5, 96F.TXT6	96-21
13-May-97	Amendment 04-97SS.1	97-16
10-Jun-97	Amendment 97S.FLU1, 95F.FLU14, 95F.FLU15, 95F.TXT 4.1, 95F.TXT 4.2, 95F.TXT 4.3, 95F.TXT 4.6, 97S.TXT 1.0, 97S.TXT 1.1, 97S.TXT 1.2, 97S.TXT 1.3, 97STXT 1.4, 97S.TXT 1.5,	97-23

Adoption Date	Amendment	Ordinance No.
	97S.TXT 1.6, 97S.TXT 1.7, 97S.TXT 2.1, 97S.TXT 2.2, 97S.TXT 2.3, 97S.TXT 2.4	
23-Sep-97	Amendment 08-97SS.1	97-41
28-Oct-97	Amendment 10-97SS.1	97-47
16-Dec-97	Amendments (7): 97F.FLU1 through 97F.FLU4, 97F.FLU7, 97F.FLU8, 97F.TXT1 through 97F.TXT10 (8)	97-49
27-Jan-98	Amendment 12-97SS.1	98-8
26-May-98	Amendment 04-98SS.2 (9)	98-28
13-Oct-98	Amendments 98S.FLU5, 98S.FLU6, 98S.TXT1, 98S.TXT2 (10)	98-46
11-May-99	Amendments 98F.FLU2, 98F.FLU3, 98F.FLU4, 98F.FLU5, 98CSAS.FLU1, 98CSAS.TXT1, through 98CSAS.TXT11 (11)	99-13
Apr-99	Amendment 04-99S1 (Denied) (12)	NA
22-Jun-99	Amendment 99S.FLU2	99-22
13-Jul-99	Amendments 99S.FLU4, 99S.FLU5, 99S.FLU6, 99S.TXT1, 99S.TXT2 (13)	99-26
10-Aug-99	Amendment 98F.FLU7	99-31
28-Sep-99	Amendment 08-99SS.1	99-38
26-Oct-99	Amendments 99F.TXT6, 99F.TXT7, 99F.TXT8.1, 99F.TXT8.2, 99F.TXT8.3, 99F.TXT8.4	99-51
14-Dec-99	Amendment 12-99SS.2	99-61
15-Dec-99	Amendment 08-99SS.2	99-65
15-Dec-99	Amendments 99F.AMD1.1, 99F.ADM2, 99F.ADM3, 99F.ADM5.1, 99F.ADM5.2, 99F.ADM5.3, 99F.ADM13, 99F.ADM15.1, 99F.ADM15.2, 08-99SS.3, 99F.FLU1, 99F.FLU2, 99F.WRPA.TXT1 through 99F.WRPA.TXT11, 99F.WRPA.TXT13 through 16, 99F.WRPA.TXT17 through 20, 99F.TXT3.7.	99-68
25-Jan-00	Amendment 12-99SS.5	2000-7
8-Feb-00	Amendment 12-99SS.1	2000-9
22-Feb-00	Amendment 12-99SS.3	2000-11
27-Jun-00	Amendment 06-00SS.1	2000-33
27-Jun-00	Amendment 12-99SS.4	2000-35
24-Oct-00	Amendments 00S-ADM1, 00S.TXT1, 00S.TXT2, 00S.TXT3, 00S.TXT4, 00S.TXT5, 00S.TXT6, 00S.TXT9, 00S.TXT10, 00S.TXT11, 00S.TXT12, 00S.TXT13, 00S.TXT14, 00S.TXT15 (14)	2000-50
23-Jan-01	Amendment 12-00SS.2	2001-3
13-Feb-01	Amendment 11-00SS.2	2001-5
13-Feb-01	Amendment 12-00SS.1	2001-7
10-Apr-01	Amendment 04-01SS.1	2001-15
8-May-01	Amendment 01S.TXT1 (Vision 2020)	2001-21

Adoption Date	Amendment	Ordinance No.
22-May-01	Amendment 05.01SS.1	2001-23
25-Sep-01	Amendment 08-01SS.1	2001-39
13-Nov-01	Amendment 09-01SS.1	2001-47
11-Dec-01	Amendment 01S.FLU2	2001-51
26-Feb-02	Amendment 01-02SS.1	2002-08
9-Apr-02	Amendment 03-02SS.1	2002-14
9-Apr-02	Amendment 01-02SS.2	2002-16
23-Apr-02	Amendment 04-02SS.1	2002-18
23-Jul-02	Amendment 05-02SS.1	2002-29
27-Aug-02	Amendment 08-02SS.1	2002-34
10-Sep-02	02S.FLU02, 02S.FLU05, 02S.ADM01, 02S.TXT1, 2, 3, and 4. (01F.FLU01 and 02S.FLU01 were not adopted)	2002-37
24-Sep-02	08-02SS.2	2002-41
10-Dec-02	02S.FLU01, 02F.TXT02, 02F.TXT03, 02F.TXT04	2002-55
12-Aug-03	01F.FLU01 (Lake Jessup Woods)	2003-36
	02S.FLU04 (Banana Lake)	
	03S.TXT01 (Energy Element)	
9-Dec-03	03F.FLU01 - Citrus Road (FLU Map)	2003-63
	03F.TXT01 - 2003/04 CIE Exhibits Update (CIE)	
	03F.TXT03.1 & 03.2 - Conservation Village (FLU)	
	03F.TXT04.1, 04.2, 04.3 & 04.4 - Airport (FLU, TRA)	
8-Jun-04	04S.FLU01 - Savannah Park (FLU Map)	2004-25
	04S.TXT02.1, 02.2, 02.3, 02.4, 02.5 - Gen. Hutchison Parkway (DES, TRA)	
	04S.TXT03 - Updated Economic Element (ECM)	
	04S.TXT04.1, 04.2, 04.3 , 04.4 Digital Future Land Use Maps (CON, FLU, IMP)	
	04S.TXT05.1, 05.2 - Myrtle Street Conservation Village (FLU, FLUEX)	
	<i>Withdrawn: 04S.TXT01 - Water Supply Facilities Plan</i>	
14-Dec-04	04F.FLU01 (Celery Estates)	2004-56
	04F.TXT01 (Capital Improvements)	
	04F.TXT02.1 and 04F.TXT02.2 (Conservation and Future Land Use)	
	04F.TXT03 (Potable Water)	
10-May-05	04F.FLU03 (Florence Arbor)	2005-17
	05S.FLU01 (Red Bug/Cooper)	
	05S.FLU03 (Hill Top)	
	05S.FLU05 (NW 46)	

Adoption Date	Amendment	Ordinance No.
	05S.FLU06 (Cameron Heights)	
	05S.TXT01.1 through 05S.TXT01.5 (Future Land Use and Transportation)	
	05S.TXT03.1 through 05S.TXT03.3 (Future Land Use)	
20-Dec-05	05EX.TXT01 (Capital Improvements)	2005-53
20-Dec-05	05F.TXT01.01 and 05F.TXT02.08 (Conservation)	2005-54
	05F.TXT01.02; 05F.TXT02.01 through 05F.TXT02.07;	
	05F.TXT02.09 through 05F.TXT02.11 (Future Land Use)	
	05F.TXT01.03 (Recreation and Open Space)	
23-May-06	06S.FLU04 (Cameron Heights Addition)	2006-35
13-Jun-06	06EX.TXT02.01 through 06EX.TXT02.03 (Drainage)	2006-41
	06EX.TXT02.08 and 06EX.TXT02.09 (Transportation)	
12-Dec-06	06F.TXT01.1 (Capital Improvements)	2006-81
	06F.TXT01.1; 01.02; 01.03; 01.04; 01.05 (Implementation)	
	06F.TXT01.3.1 through 06F.TXT01.3.3 (Transportation)	
12-Dec-06	06EX.TXT01 (Capital Improvements)	2006-83
24-Jul-07	07S.FLU01 (L&L Acres)	2007-28
13-Nov-07	06EX.TXT03.1.01 through 06EX.TXT03.1.33 (Potable Water)	2007-45
	06EX.TXT03.2.01 through 06EX,TXT03.04 (Capital Improvements)	
	06EX.TXT03.3.01 through 06EX.TXT03.3.07 (Conservation)	
	06EX.TXT03.4.01 through 06EX.TXT03.4.04 (Future Land Use)	
	06EX.TXT03.5.01 (Implementation)	
	06EX.TXT03.6.01 (Intergovernmental Coordination)	
11-Dec-07	07EX2.TXT01 (Capital Improvements)	2007-46
11-Dec-07	0707LS.01 (Celery Avenue/Lake Monroe)	2007-47
22-Jan-08	07EX1.TXT01 (Public School Facilities)	2008-5
	07EX1.TXT02.1 (Capital Improvements)	
	07EX1.TXT03.1 through 03.5 (Implementation)	
	07EX1.TXT04.1 through 04.9 (Intergovernmental Coordination)	
10-Jun-08	08S-FLU01 (Silverleaf Park)	2008-29
	08S-FLU02 (Lake Forrest)	
18-Nov-08	08EX1.TXT01 – Annual Capital Improvements Update	2008-48
9-Dec-08	08EAR.FLUM1 - Commercial to Mixed Development	2008-44*
	08EAR.FLUM2 - Recreation to Preservation/Managed Lands	
	08EAR.FLUM3 - Conservation to Environmentally Sensitive Lands Overlay	
	08EAR.FLUM4 - Replacing the Exiting Seminole County Future Land Use Map	

Adoption Date	Amendment	Ordinance No.
	08EAR.TXT.CIE01 - Capital Improvements	
	08EAR.TXT.CON02 - Conservation	
	08EAR.TXT.DRG04 - Drainage	
	08EAR.TXT.FLU07 - Future Land Use	
	08EAR.TXT.HSG08 - Housing	
	08EAR.TXT.IMP09 - Implementation (optional)	
	08EAR.TXT.IGC10 - Intergovernmental Coordination	
	08EAR.TXT.INT11 - Introduction (optional)	
	08EAR.TXT.POT13 - Potable Water	
	08EAR.TXT.PSF19 - Public School Facilities	
	08EAR.TXT.REC15 - Recreation and Open Space	
	08EAR.TXT.SAN16 - Sanitary Sewer	
	08EAR.TXT.SOL17 - Solid Waste	
	08EAR.TXT.TRA18 - Transportation	
	<i>REPEALED ELEMENTS:</i>	
	08EAR.TXT.DES03 - Design (optional)	
	08EAR.TXT.ECM05 - Economic (optional)	
	08EAR.TXT.ERG06 - Energy (optional)	
	08EAR.TXT.LIB12 - Library Services (optional)	
	08EAR.TXT.PUB14 - Public Safety (optional)	
10-Mar-09	08.08SS.05 – Low Density Residential to Planned Development	2009-07
24-Mar-09	08.08SS.06 – Low Density Residential to Commercial	2009-11
28-Apr-09	11.07SS.01 – Low Density Residential to Planned Development (Buck Creek Plantation)	2009-16
28-Apr-09	08.08SS.07 – Low Density Residential to Industrial	2009-18
9-Jun-09	06.08SS.01 – Low Density Residential to Planned Development	2009-21
22-Sep-09	08.08SS.09 – High Density Residential to Office	2009-29
22-Sep-09	09.08SS.08 – Low Density Residential to Office	2009-31
11-Nov-09	09.09SS.02 – High Density Residential to Public, Quasi-Public	2009-34
8-Dec-09	09S.TXT01 - Conservation	2009-36
	09S.TXT02 – Drainage	
	09S.TXT03 – Future Land Use	
	09S.TXT04 – Implementation	
	09S.TXT05 – Introduction	
	09S.TXT06 – Recreation and Open Space	
	09S.TXT07 - Transportation	
8-Dec-09	09S.FLU02 – Suburban Estates to Low Density Residential (Celery	2009-37

Adoption Date	Amendment	Ordinance No.
	Avenue)	
8-Dec-09	09S.FLU03 – Suburban Estates to Low Density Residential (Kentucky Square)	2009-38
23-Mar-10	10.09SS.03 – Suburban Estates to Low Density Residential (Eaglewoods Trail)	2010-3
23-Mar-10	10.09SS.4 – Suburban Estates to Industrial (Jorgensen)	2010-4
11-May-10	12.09SS.6 – Public, Quasi-Public to Commercial (SR 436 SSLUA)	2010-7
27-Jul-10	09S.FLU02 – Industrial to Higher Intensity Planned Development-Airport (Richmond Avenue)	2010-12
27-Jul-10	09S.FLU01 – Low Density Residential to Planned Development (San Pedro Center)	2010-14
28-Sep-10	12.09SS.05 – Medium Density Residential to Commercial (Orange Boulevard)	2010-19
26-Oct-10	10FLU02 (Higher Intensity Planned Development-Target Industry to Commercial (North Oregon Street)	2010-23
26-Oct-10	10F.ADM.01 - Planned Development, Public, Quasi-Public, Rural- 5, Rural-10, Recreation and Suburban Estates (PML Lands)	2010-24
26-Oct-10	10F.TXT01 to 10F.TXT09 (Introduction, Capital Improvements, Conservation, Future Land Use, Housing, Implementation Intergovernmental Coordination, Transportation, Recreation and Open Space Elements)	2010-25
26-Oct-10	09.09SS.01 – Public, Quasi-Public to Recreation (Island & Village of Geneva)	2010-26
26-Oct-10	10EX1.TXTCIE & 10.EX1.TXTPOT (Capital Improvements, Potable Water Elements)	2010-28
26-Oct-10	06.10SS.02 - Low Density and Suburban Estates to Recreation (Wekiva Island)	2010-29
14-Dec-10	08.10SS.03 – Low Density Residential to Medium Density Residential (CR427 Mastrapa SSLUA)	2010-32
13-Dec-11	2011-FLUM-LS.01 – Suburban Estates to Planned Development (Orange Blvd, Wekiva Enclave)	2011-34
13-Dec-11	2011-FLU-TXT.01 – (Future Land Use Element)	2011-34
27-Mar-12	2011-FLUM-LS.02 – Suburban Estates to Planned Development (Pearl Lake Estates)	2012-4
08-Aug-12	06.12SS.01 – Public, Quasi-Public to Industrial (Orange Blvd, La Mesa)	2012-19
13-Nov-12	2012-FLUM-LS.01 (Suburban Estates to Planned Development (Banana Lake Coventry at Heathrow)	2012-24
11-Dec-12	08.12.SS.02 – Low Density Residential to Planned Development (Bear Lake)	2012-34
22-Jan-13	11.12SS.03 – Commercial to Mixed Development (Titan Affordable Housing)	2013-5
22-Oct-13	08.13SS.06 – Higher Intensity to Planned Development (I-4	2013-28

Adoption Date	Amendment	Ordinance No.
	Commercial Site (School Street)	
19-Nov-13	07.13SS.05 – Commercial to Planned Development (West Lake Center)	2013-32
10-Dec-13	08.13SS.07 – Higher Intensity to Planned Development (I-4 Commercial Site (North Elder Road)	2013-37
14-Jan-14	2013-FLUM-LS.01 – Suburban Estates to Planned Development (Preserve at Lake Sylvan)	2014-1
28-Jan-14	01.13SS.01 – Planned Development to Planned Development (Line Drive)	2014-6
11-Feb-14	11.13SS.08 – Commercial to Medium Density Residential (Zimmer Postal Service LLC)	2014-11
11-Feb-14	11.13SS.10 – Low Density Residential to Medium Density Residential (Greenway SSLUA)	2014-13
11-Mar-14	11.13SS.09 – Suburban Estates to Planned Development (ZDA)	2014-16
24-Jun-14	2014.TXT01– (Introduction & Future Land Use Elements)	2014-24
22-Jul-14	2014-FLUM-LS.01 – Suburban Estates to Low Density Residential (Brenthurst	2014-30
22-Jul-14	06.13SS04 – Low Density Residential to Medium Density Residential (Red Bug Lake Road)	2014-32
12-Aug-14	04.14SS01 – Commercial/ Low Density Residential to Planned Development (Pinter)	2014-35
12-Aug-14	05.14SS.02 – Low Density Residential to Office (Maitland Avenue)	2014-38
09-Dec-14	2014.TXT02– (Introduction, Future Land Use, Conservation Implementation & Introduction Elements)	2014-46
24-Feb-15	10.14SS.05 – Low Density Residential to Planned Development (Adult Toy Storage - ADT)	2015-3
05-May-15	2014-FLUM-LS.02 – Planned Development to Planned Development (Reagan Center)	2015-9
09-Jun-15	02.15SS.01 – Low Density Residential to Planned Development (Beasley Property)	2015-12
11-Aug-15	05.15SS.04 – High Density Residential to Commercial (Audi Additional Parking)	2015-17
22-Sep-15	11.14SS.03 Low Density Residential to Planned Development (Evergreen Property)	2015-R-21
22-Sep-15	05.15SS.04 Suburban Estates to Planned Development (ZDA at Markham Road)	2015-25
11-Oct-15	06.15SS.15 Low Density Residential and Higher Intensity Planned Development-Transitional to Planned Development (Legacy Pointe)	2015-29
13-Oct-15	06.15SS.05 Suburban Estates to Planned Development (Somerset Estates)	2015-27
12-Jan-16	06.15SS.06 Suburban Estates to Planned Development (Serenity Cove)	2016-4
12-Jan-16	2015-FLUM-LS.01 Suburban Estates to Planned Development	2016-1

Adoption Date	Amendment	Ordinance No.
	(Suntera Park)	
22-Mar-16	01.16SS01 Low Density Residential to Planned Development (Orange Creek)	2016-13
10-May-16	01.16SS02 Suburban Estates to Planned Development (Lake Sylvan Oaks Phase 2)	2016-15
24-May-16	2015.TXT01 Proposed Amendments to the Text of the Seminole County Comprehensive Plan (Introduction, Future Land Use, Housing, Implementation, Intergovernmental Coordination, and Recreation and Open Space Elements)	2016-18
28-Jun-16	02.16SS.05 Low Density Residential to Industrial (Adult Toy Storage Phase 2)	2016-20
13-Sep-16	2016-FLUM-LS.02 Allure on the Parkway, Higher Intensity Planned Development-Target Industry to Planned Development	2016-28
27-Sep-16	02.16SS.03 Suburban Estates to Planned Development Chateaux at Markham)	2016-31
10-Nov-16	02.16SS.04 Planned Development to Planned Development (Buck Creek)	2016-34
28-Mar-17	08.14SS.03 Low Density Residential to Planned Development (Vasant Vatika)	2017-9
4-Apr-17	12.66SS.07 Higher Intensity Planned Development-Target Industry to Planned Development (Mystic Cove)	2017-12
25-Apr-17	2016-FLUM-LS.04) Industrial, Commercial, and High Density Residential to Planned Development (The Retreat at Orlando II)	2017-14
9-May-17	06.16SS.06 Suburban Estates to Planned Development (Lawlor PD)	2017-16
23-May-17	2016-TXT01 Evaluation and Appraisal Report Amendments, Introduction, Future Land Use, Implementation, Intergovernmental Coordination, Recreation and Open Space, and Transportation	2017-20
13-Jun-17	02.17SS.01 Commercial to Industrial (All Florida Recovery)	2017-24
22-Aug-17	12.16SS.08 Medium Density Residential to Planned Development (RLH Construction Office)	2017-31
29-Sep-17	04.17SS.02 Commercial to Planned Development (Home 2 Suite and Holiday Inn Express)	2017-36
1-Oct-17	2016-FLUM-LS.01 Low Density Residential to Planned Development (Oviedo Boat Storage) Storage	2017-1
23-Jan-18	2017.TXT01 Water Supply Facilities Work Plan Proposed Amendments (Potable Water, Conservation, and Capital Improvements)	2018-4
27-Feb-18	Capital Improvements Project Schedule Annual Update (No Amendment Number)	2018-5
27-Mar-18	11.17SS.04 Industrial to Planned Development (Cameron Heights Village A & J)	2018-11
24-July-18	10.17SS.01 Plan Development to Planned Development (Line Drive Office)	2018-21

Adoption Date	Amendment	Ordinance No.
14-Aug-18	10.17SS.03 Suburban Estates to Planned Development (Orange and Markham Lots)	2018-16
23-Oct-18	2018-FLUM-LS.02 Higher Intensity Planned Development-Target Industry to (Planned Development (Broadstone Forest)	2018-32
13-Nov-18	2017-FLUM-LS.01 Medium Density Residential, Higher Intensity Planned Development-Transitional, and Planned Development to Planned Development (Alta Seminole)	2018-38
6-Dec-18	05.17SS.01 Commercial to Planned Development (Woodsprings Hotel)	2018-18
11-Dec-18	2018-FLUM-LS.04 Planned Development to Planned Development (Parkside Place)	2018-45
11-Dec-18	2018-FLUM-LS.03 Suburban Estates, Planned Development, and Industrial to Planned Development (Gateway at St. Johns)	2018-43
	Oxford Overlay	2018-48
	CRA Repeal	2019-41
	CRA Repeal	2019-41
	CRA Repeal	2019-41
	CRA Repeal	2019-41
	Accessory Dwelling Units	2021-12
	Accessory Dwelling Units	2021-12
	Accessory Dwelling Units	2021-12
	Accessory Dwelling Units	2021-12
	Public Notifications	2021-29
	Property Rights Element	2022-03
	Property Rights Element	2022-03
	Net Buildable Area Definition	2022-10
	Water Supply Plan	2022-15
	Water Supply Plan	2022-15
	Water Supply Plan	2022-15
	LDC Related Comp Plan Text Amendments	2023-01
	EAR-Based Amendments	2023-02

NOTES:

**Ordinance 2008-44 represents a major update of the Seminole County Comprehensive Plan (the "Plan") on December 9, 2008. The update affected all Plan Elements, deleting five (5) Elements. This history does not include all small scale amendments prior to 2009.*

Adoption Date	Amendment	Ordinance No.
	<i>[1] Amendment 94F.2 was not adopted.</i>	
	<i>[2] Amendment 12-94SS.3 was not adopted.</i>	
	<i>[3] Amendments 95S.2, 95S.3, 95S.5 and 95S.7 were withdrawn.</i>	
	<i>[4] Amendment 95F.TXT 6.3 was withdrawn; numbers 95F.FLU4, 95F.FLU12, 95F.TXT5 were not used.</i>	
	<i>[5] Amendment 96S.TXT1, 96S.TXT5 and 96S.TXT6 were not adopted.</i>	
	<i>[6] Amendment 06-96SS.1 was not adopted.</i>	
	<i>[7] Amendment 97F.FLU5 and 97F.FLU6 were not adopted. The December 16th hearing was a continuation of the Fall adoption hearing originally begun on November 25, 1997.</i>	
	<i>[8] Amendments 97F.FLU4, 97F.TXT2, 97F. TXT3, and 97F.TXT4 were rescinded by Ordinance 99-13.</i>	
	<i>[9] Amendment 04-98SS.1 was withdrawn.</i>	
	<i>[10] Amendments 98S.FLU3 and 98S.FLU4 were withdrawn. 98S.FLU1 and 98S.FLU2 were repealed and revised to 99F.FLU1 and 99F.FLU2 by Ordinance 99-68.</i>	
	<i>[11] These amendments are related to the Chuluota Small Area Study.</i>	
	<i>[12] Amendment 04-99S1 was denied.</i>	
	<i>[13] Amendment 99S.FLU1 and 99S.FLU3 were not adopted.</i>	
	<i>[14] There is not an amendment 00S.TXT7 or TXT8.</i>	
	<i>(15) There is not an amendment 09S.FLU01.</i>	

Acknowledgements

The following elected officials, appointed officials, and staff prepared and adopted the 2022 Evaluation and Appraisal-Based Amendments to the Seminole County Comprehensive Plan Update

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INTRODUCTION

Purpose, History, and Definitions

PURPOSE OF THE INTRODUCTION ELEMENT

The Introduction Element is an optional element intended to explain to the reader the purpose of a Comprehensive Plan, provide a brief historical overview of comprehensive planning in Seminole County and to offer definitions of terms used in the Seminole County Comprehensive Plan.

PURPOSE OF THE COMPREHENSIVE PLAN

The purpose of a community comprehensive or 'long-range' plan can be explained in many ways. Two examples are provided.

To the authors of *The Latest Illustrated Book of Development Definitions* (Harvey S. Moskowitz and Carl G. Lindstrom, published in 2004 by The Center for Urban Policy Research), the document, known alternately as a 'Master Plan', has this purpose:

"A comprehensive, long-range plan intended to guide the growth and development of a community or region for a set period of time and which typically includes inventory and analytic sections leading to recommendations for the community's land use, future economic development, housing, recreation and open space, transportation, community facilities and community design, all related to the community's goals and objectives for these elements."

According to Section 163.3177, Florida Statutes:

"The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives and policies, shall describe how the local government's programs, activities and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner."

Both definitions focus on one major role of a comprehensive plan: guidance. The comprehensive plan serves the community by providing a guidebook for decision makers to use in spending public funds and approving private development.

BRIEF HISTORY OF COMPREHENSIVE PLANNING IN SEMINOLE COUNTY

The ~~Support Document~~ Exhibit for this chapter or 'element' of the Seminole County Plan contains the detailed history of long-range, comprehensive planning in Seminole County. The details reveal the changing projections and expectations for the County over a period encompassing the 1970s through 2025, including changing population projections and economic trends, changing policy directions and the evolving view of the County's character.

Seminole County initiated its planning program in 1974 through the Seminole County Comprehensive Planning Act, one year before passage of the Local Government Comprehensive Planning Act of 1975, the state legislation mandating local planning statewide. The County's first Comprehensive Plan was adopted in 1977 and was extensively revised in 1987. The 1991 Plan Update was adopted to meet the requirements of the Growth Management Act (also known as the Local Comprehensive Planning and Land Development Regulation Act). The 1991 plan Update, as



amended, provided the policy framework for growth management in Seminole County for the ten years following its adoption.

Vision 2020 was the first major update to the County's comprehensive growth management plans since the 1991 Plan Update was adopted. Vision 2020 addressed the findings of the 1999 Evaluation and Appraisal Report (EAR) and extended the planning horizon of the Plan from 2013 to 2020.

The 2008 County Plan was based on the findings of the 2006 EAR, the six regional growth principles of the Central Florida Regional Growth Vision, the US 17-92 CRA 2006 Corridor Strategy, the 2006 Rural Character Study and changes to State Law. Updates adopted in 2010 and 2012 were based on changes in State Law and local conditions. The County Plan currently provides direction and guidance for the County to maintain and enhance features that create the character of the County as a desirable place to live, work, learn and play. The County Plan features:

- Long Term Goals for future development, redevelopment, and provision of services;
- Objectives or benchmarks to meet in attaining goals; and,
- Specific Activities (Policies) to be taken to meet the benchmarks.

The County Plan includes goals, objectives, and policies for each of the State required elements, some of which contain level of service standards and require that development be managed to maintain the adopted standard (concurrency). The Plan contains this Introduction Element to meet an important local need for a more 'user-friendly' comprehensive plan. The Plan also contains an Implementation Element that establishes how and when the goals, objectives and policies are to be achieved, and who is responsible for the implementation.

Required Elements:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Capital Improvements • Conservation • Drainage* • Future Land Use • Housing • Intergovernmental Coordination | <ul style="list-style-type: none"> • Recreation and Open Space* • Potable Water* • Public School Facilities* • Sanitary Sewer* • Solid Waste* • Transportation* (including: Mass Transit, Ports, Aviation and Related Facilities, Traffic Circulation) |
|---|--|

Optional Elements:

- Implementation
- Introduction

* Elements subject to concurrency policies and management system. Note: Transportation concurrency applies to that portion of unincorporated Seminole County that is not contained within the Dense Urban Land Area (DULA) Transportation Concurrency Exception Area (TCEA). (See *TRA Exhibit: Transportation Strategy Areas.*)

VISION 2020 – CREATING THE FRAMEWORK FOR THE COUNTY PLAN

Seminole County adopted its Vision 2020 Plan in two cycles during 2001. The vision that Seminole County described in its adopted Vision 2020 Comprehensive Plan created a solid foundation for future planning and included:

- A An adopted future land use map and facility strategy which limited urban sprawl;
- B A natural lands acquisition and management program designed to restore key ecosystems and protect wildlife and natural areas;
- C An economic incentives program to attract targeted industries and create new high paying jobs;



- D An urban design element and program to maintain community quality and create neighborhood compatibility; and
- E A secure ~~and solid~~ infrastructure support system.

The Vision 2020 Plan was the first major update to the County's Comprehensive Plan since adoption of the 1991 Comprehensive Plan Update. The Vision 2020 Plan addressed the findings of the County's 1999 Evaluation and Appraisal Report (EAR).

Vision 2020 provided policy guidance and direction toward ensuring a sustainable community for the residents of Seminole County:

- By protecting neighborhoods, ~~and~~ rural, and conservation areas;
- By focusing growth in centers and development corridors; and
- By providing for facilities and services.

THE COUNTY COMPREHENSIVE PLAN (2008)

Vision 2020 did not significantly focus upon revitalization of older areas or guiding infill development. The Seminole County Comprehensive Plan, containing the 2006 Evaluation and Appraisal Report (EAR)-based amendments adopted in 2008, shifted to this approach. The EAR findings reflected ~~the fact that~~ Seminole County is maturing and entering a period in which most changes will occur as renovation, revitalization, restoration, and infill development. Population increases are still projected, but not of the magnitude experienced during initial "greenfield" growth, nor at the same rate. The updated population projections for the year-round (resident only) population was projected to reach a total of 492,260 for the entire county by 2025, and 255,075 for the unincorporated portion of the County. Employment was projected to generate a total of 328,020 jobs by 2025.

The focus of the County Plan shifted to ~~provision of~~ providing performance standards to guide redevelopment and infill development, to ensure compatibility with existing, high quality neighborhoods and to protect rural areas and environmental assets. Issues such as ensuring ~~sound~~ housing attainable by an attainable housing supply for essential service personnel and those attracted to the jobs desired by Seminole County emerged as important. Ensuring greater coordination of land use and transportation planning – both to support the new commuter rail and to enable a greater range of mobility choices – led to a re-examination of the desired future land use pattern and increased consideration of mixed-use development. Consideration of mixed-use development was increasingly important within redeveloping areas and areas surrounding major transportation facilities. Other important issues that shaped the 2008 County Plan included: the six regional growth principles and four key themes of the Central Florida Regional Growth Vision ("How Shall We Grow?"); reinforcing Seminole County's emphases on protection of local and regional environmental assets (or "greenprint", per the Central Florida Regional Growth Vision) and protecting viable neighborhoods while revitalizing declining areas; the findings of the Seminole County Task Force on Workforce Housing; the US 17-92 CRA 2006 Corridor Strategy and the increased need to link land use planning with transportation planning in order to fully benefit from the regional commuter rail system.

THE COUNTY COMPREHENSIVE PLAN (2010)

The Seminole County Comprehensive Plan was amended in 2010 to respond more fully to House Bill 697, enacted in 2008, and to respond to Senate Bill 360, enacted in 2009. The House Bill required all local plans to identify "energy conservation areas" in need of redevelopment into more compact, energy-efficient land patterns, and to identify strategies to reduce greenhouse gases. Seminole County had responded to the requirement to identify strategies to reduce greenhouse



gases in its 2008 text amendments, with the adoption of ***Policy FLU 2.5.1 Efficient Land Use Patterns.1.16 Protection of Air Quality from Greenhouse Gases.***

The Senate Bill identified “Dense Urban Land Areas” (DULAs), including the nonrural portion of unincorporated Seminole County. Senate Bill 360 of 2009 designated these DULAs as Transportation Concurrency Exception Areas (TCEAs) and also allowed them to be exempted from the use of the State’s Development of Regional Impact (DRI) review process for future large scale developments that affect more than one local government. Those local governments containing DULAs that were designated as TCEAs were directed to develop strategies to support and fund mobility within the exception area, including alternative modes of transportation.

During 2008 and 2009, the national economy experienced a recession that also affected Seminole County. The Bureau of Economic and Business Research (BEBR) at the University of Florida issued population estimates in 2008 for counties in Florida that showed the effect of the economic downturn. BEBR projections for Seminole County showed a slight population decline, followed by a slight gain in 2010 and consistent growth of approximately 23% through 2030. This gain is slightly more than the original redevelopment pace anticipated by Seminole County for its 2008 amendments; however, given the growth anticipated to result in areas surrounding the four SunRail commuter rail stations, and the adoption of strategies to encourage redevelopment and infill development in response to the presence of commuter rail, Seminole County is anticipated to attract a greater share of the regional population and jobs growth projected by the Central Florida Regional Growth Vision.

THE COUNTY COMPREHENSIVE PLAN (2014)

The Seminole County Comprehensive Plan was amended in 2014 to respond to the provisions of “The Community Planning Act” enacted by the State Legislature in 2011 (House Bill 7207, codified as Chapter 2011-139, Laws of Florida). The Community Planning Act revised Chapter 163, Part II of Florida Statutes significantly. Changes resulting from the Community Planning Act included, but are not limited to: Elimination of the requirement to create land development patterns that reduce greenhouse gases; revised requirements for the Future Land Use element (identification of the ‘long term end toward which land use programs and activities are ultimately directed’); a revised emphasis for the Transportation Element (which must now concentrate on multimodal strategies, where feasible); major changes to the way that a local government may amend and must evaluate and appraise its plan; and the option for local governments to rescind, or ‘opt out’ of formerly mandated concurrency requirements for parks, public schools, and transportation through an amendment to the local government comprehensive plan.

The first series of text amendments adopted in 2014 included these major changes: identifying the required ‘long term end’ for the Future Land Use Element; revising policies that addressed greenhouse gases to instead focus on more efficient land use patterns; revising the Planned Development and High Intensity Planned Development Future Land Use designations to further support the Central Florida Regional Growth Vision; and clearly delineating the urban versus rural area of the County.

THE COUNTY COMPREHENSIVE PLAN (2024)

The Seminole County Comprehensive Plan was amended in 2024 based on the adopted Envision Seminole 2045 Plan and the 2022 Evaluation and Appraisal Report. Over the course of six months in 2022, Seminole County and Canin Associates, the County’s Planning Consultant, engaged with citizens, stakeholders, and experts to conceptualize the next 20 years of growth, change, and conservation within Unincorporated Seminole County.



The outcome of the Plan is a vision for protecting and enhancing the County's natural assets that supports diverse wildlife, maintains rural character, accommodates new growth, grows walkable communities, and supports active lifestyles. Following a series of Board work sessions, community meetings, a countywide survey, and a listening tour, the Board adopted Envision Seminole 2045 in Fall 2022. The Envision Seminole 2045 informed and inspired the updates to the Comprehensive Plan through the EAR Process.

The 2024 EAR based amendments reorganized the future land use element Goals based on the Envision Seminole 2045 Plan as well as created enabling language to establish rural enclaves in the urban area of the County. Other amendments included updates to the Sanitary Sewer element as required by 2023 HB 1379 and the addition of policies regarding missing middle housing standards and mixed-use development.

DEFINITIONS

The following section of this Element contains definitions that have been created for use with the Seminole County Comprehensive Plan and the Land Development Code of Seminole County, or definitions taken from identified government programs, laws or publications, or publicly funded planning efforts, such as the Central Florida Regional Growth Vision. All other terms are as defined in Chapter 163, Florida Statutes and shall also apply within the Land Development Code of Seminole County.

ACCESSORY USE

A use of land or of a building or portion thereof; customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use. Examples include features such as sheds located in the rear yard of a single-family home and recreational uses included in condominium or apartment complexes to serve the residents.

ADAPTIVE REUSE

The installation of a new use within an older building, or within a building originally designed for a special or specific purpose, while retaining historic features, if any, of the original building.

ADJACENT

For purposes of determining compatibility of land uses and/or the necessity of buffering land uses, 'adjacent' means properties that share a boundary or lot line, properties that touch at a point; properties that are separated by pedestrian, equestrian or bicycle paths (paved or unpaved); or properties that are separated by an alley or a local road.

AFFORDABLE HOUSING

A dwelling unit for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in Section 420.0004, Florida Statutes (i.e., Low income, moderate income and very low income households or persons as defined herein). Affordable housing definitions that are prescribed by housing programs administered by the US Department of Housing and Urban Development or the State of Florida may also be used by Seminole County when implementing such programs.

AGRICULTURAL USES

Uses of land or water for the following purposes: crop cultivation (including crops for biomass purposes), plant nurseries and greenhouses; poultry and livestock production; grazing and pasturing of animals, including horses; veterinary services for livestock and horses; fish hatcheries; dairies; apiculture; silviculture; structures such as stables, barns, sheds, silos, granaries, windmills and related agricultural structures and supportive appurtenances, such as machinery for harvesting



and processing of crops and the sale of such machinery; and farm worker and farm owner housing directly associated with land and water in bona fide agricultural use.

ANCILLARY USES

Uses that are supportive of and subordinate to the principal use or uses of a property or structure; such uses may not be customarily located with the principal use.

ANTIQUATED PLAT

A subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads, or drainage facilities.

ANTIQUATED SUBDIVISION

A subdivision of land that was created prior to modern land development regulations adopted in 1970 and does not comply with current zoning and/or subdivision standards, typically in terms of lot size, road access, stormwater management or utility service.

AQUIFER

A subsurface rock layer that contains water and releases it in appreciable amounts. Aquifers are important reservoirs storing large amounts of water relatively free from evaporation loss or pollution. An aquifer may be porous rock, unconsolidated gravel, fractured rock, or cavernous limestone.

AREAS OF SPECIAL FLOOD HAZARD (ALSO KNOWN AS SPECIAL FLOOD HAZARD AREAS)

Land in the floodplain of a community subject to a one percent or greater chance of flooding in any given year."

AREA MEDIAN INCOME

Median income is that income which divides the income distribution into two equal parts, with one-half of the cases falling below the median income and one-half falling above. HUD uses the median income for families in metropolitan and non-metropolitan areas to calculate income limits for eligibility in a variety of housing programs, and adjusts the median for different family sizes so that family income is expressed as a percentage of the area median income.

BACKLOGGED FACILITY

Road on the State Highway System operating at a level of service below the minimum level of service standards, which is not a constrained facility, and which is not programmed for construction adequate to bring it up to the applicable minimum level of service standard in the first three years of the Department's adopted work program or in a local government's capital improvements element.

BASIN MANAGEMENT ACTION PLAN (BMAP)

A five-year plan of actions and projects to reduce pollutant loading discharged to impaired water bodies with an adopted TMDL (Total Maximum Daily Load) that is adopted by FDEP (Florida Department of Environmental Protection).

BEST MANAGEMENT PRACTICES (BMPS)

Control techniques used for a given set of conditions to provide stormwater management and treatment in the most cost-effective manner. Categories of BMPs include structural BMPs, non-structural BMPs or source controls, and Low Impact Development (LID) BMPs.

BIOMASS



Organic matter produced by plants. The solar energy contained within the plants can be converted to electricity or fuel.

BONA FIDE AGRICULTURAL USE

Land or water areas currently in active use for one or more of the agricultural uses specified herein and eligible for federal, State, and local recognition as such for tax purposes.

BUFFER, OPEN SPACE

A specified setback between land uses that contains no buildings or signage; a physical dimension intended to reduce the impact of a more intense use on a less intense use.

BUFFER, VEGETATIVE

A permanent strip of perennial native vegetation (or vegetation with low water demands) of a specified width, established and maintained in accordance with an approved landscape plan to minimize the risk of pollutants reaching surface waters, to treat stormwater, and/or to provide a protective transition between land uses and reduce the impact of a more intense use on a less intense use.

BUILD-TO LINE

The line defining where construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, the front property line and is established in areas where pedestrian walkability is to be encouraged. Front yard surface parking lots are generally not permitted where a build-to line is established.

CENTRAL FLORIDA REGIONAL GROWTH VISION

A community-generated guide for the future development of the seven-county Central Florida region that includes Seminole County and contains six regional growth principles to be used by participating governments when making future public and civic investment decisions. (Also known as "How Shall We Grow?")

CENTRAL TREATMENT FACILITY/PLANT

A large water or sewage treatment facility providing service to ~~a number of~~ numerous customers over a broad area.

CLOSED LOOP SIGNAL SYSTEM

A series of coordinated traffic signals that contains a high level of communication intelligence capable of being truly traffic responsive and user friendly. The system is a relatively inexpensive tool to maintain road-way capacity.

CLUSTER DEVELOPMENT

A development in which structures and infrastructure are grouped together, lot sizes are reduced and the overall density or intensity is not increased; grouping together of structures creates common open space areas which are permanently restricted from development through recorded binding legal instruments. Clustering may be used to preserve rural character of an area, or to preserve a valued land or water resource.

COMMUNITY COMMERCIAL CENTER

This type of commercial center is designed to serve the general retail and service needs of a populated area lying 3 to 5 miles from the facility. Allowable uses include grocery stores, department stores, personal services, offices, restaurants, and entertainment establishments. The intensity of a community commercial center generally ranges from 75,000 square feet to 400,000 square feet, with 150,000 square feet representing a typical facility. Because community centers are supported by a



large population base of 40,000 to 150,000 people and draw both local and passerby traffic, they are most appropriately located at the intersection of collector and arterial roadways.

COMMUNITY PARK

A community park typically ranges in size between 10 to 20 acres. The core experience features a mixture of uses, including team and league sports. The facility is intended to provide “something for everyone” and to be located not far from home. A community park may be in urban, suburban, or rural areas. Access may be by walking, biking, driving or transit. Common facilities may include sports courts, ballfields, paths and trails, open spaces, playgrounds, restrooms, dog parks and vehicular and bicycle parking. The service area for urban and suburban development is 5 miles; for rural development the service area is 10 miles.

COMMUNITY RESIDENTIAL HOME

The term "community residential home" shall be defined as set forth in Section 419.001, Florida Statutes, or its successor provisions.

COMPACT DEVELOPMENT

A land use development pattern that features most of the following: clustering of structures and shared or reduced infrastructure and infrastructure costs; preserved agricultural, environmentally significant or historic areas; a mix of uses that enables a concentration of population and/or employment; interconnected streets that enable multimodal mobility; innovative and flexible parking approaches and medium to high densities of population where appropriate. Compact development patterns can also be used for a single use (such as an employment center or a single family or townhouse development), and are appropriate in rural, suburban, and urban settings, wherever preservation of land and reduced infrastructure costs are appropriate.

COMPATIBILITY

A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.

COMPLETE STREET

Streets that are planned and designed in a context sensitive manner, operated, and maintained to safely accommodate people of all ages and abilities, including pedestrians, cyclists, transit users, motorists and freight and service operators. Depending upon context, urban complete streets may include sidewalks, marked and signalized crosswalks, pedestrian islands or medians, bicycle facilities and transit lanes; rural complete streets may include widened, paved, or stabilized shoulders, trails, and riding paths. A complete streets program recognizes that streets may serve multiple uses, including through travel, local access, recreational activities, social, and retail needs. While there is no singular design for a complete street, the intent of a complete street is to improve safety for all users while increasing mobility options.

CONCURRENCY

A requirement of Florida Statutes mandating that certain public services and facilities meet or exceed the level of service standards established in the Capital Improvements Element required by Section 163.3177, Florida Statutes, and are available for a development in accordance with the requirements of Florida Statutes, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development without reduction in Level of Service. The Concurrency requirement does not apply to public transit facilities, defined by state law to include transit stations and terminals, transit station parking, park-and-ride lots, intermodal public transit connection or transfer facilities and fixed bus, guideway, and rail stations.

CONSERVATION AND RECREATIONAL LANDS PROGRAM



Created by the Florida Legislature (Section 253.023, Florida Statutes). and implemented by the Florida Department of Environmental Protection Natural Resources, this program was originally dedicated to acquiring and managing environmentally sensitive lands and other lands for recreation, water management and preservation of significant archaeological and historical sites. The areas to be purchased were selected by the Land Acquisition Selection Committee which annually ranks proposed projects according to criteria in Chapter 18.8, Florida Administrative Code. The Governor and Cabinet make final selection for acquisition based on recommendations made by the Committee. The program was replaced first by the Preservation 2000 Act, and then by the Florida Forever Act.

CONSTRAINED FACILITY

Road on the State Highway System operating at a level of service below the minimum level of service standards and on which it is not feasible to add two or more through-lanes to meet current or future traffic needs because of physical, environmental or policy constraints. Physical constraints primarily occur when intensive land use development is immediately adjacent to roads making expansion costs prohibitive. Environmental or policy constraints primarily occur when decisions are made not to expand a road based on environmental considerations, operational considerations, or documented policy. (*Source: FDOT definition.*)

CONSUMPTIVE USE PERMIT

A permit issued by a Florida Water Management District (such as the St. Johns Water Management District) that specifies the maximum amount of water that can be withdrawn from a regulated water resource by the permit holder.

CONTEXT SENSITIVE SOLUTIONS

A collaborative, interdisciplinary planning approach that involves all stakeholders in developing a transportation facility that complements its physical setting and preserves scenic, aesthetic, historic and environmental resources while maintaining safety and mobility. (Federal Highway Administration definition).

CONTEXT SENSITIVE DESIGN

An engineering design process that emphasizes features that help a transportation project fit harmoniously into a community, such as inclusion of brick paver or contrasting color crosswalks, curbing detail, form liners for bridges and similar aesthetic features. (Federal Highway Administration definition.)

CORRIDOR OPEN SPACE

Corridor open spaces are areas through which wildlife and/or people may travel, and which may connect residential or recreational areas. They may also be designed to provide leisure activities and for aesthetics. Typical corridors include rivers, creeks, utility easements, thoroughfares, scenic roads, and recreation trails. Wetland and floodplain areas are often associated with water-based corridors.

COUNTRYSIDE

Land areas which historically contained agricultural uses and may continue to do so, but which are generally characterized by a relationship to natural and environmental systems, either in private or public ownership. Human habitation is found in one of the following forms: large tracts of land that may allow agricultural uses and roadside produce stands; estate subdivisions developed in harmony with natural systems and not visible from transportation corridors; rural settlements (pockets of development that have historic significance and include residential densities greater than one dwelling unit per net acre) and rural commercial 'crossroad' centers providing services to residents of the countryside. Unlike Urban Centers, the Countryside is characterized by open lands that are not landscaped. The cross sections of transportation corridors that serve the Countryside do not contain urban features such as streetlights, sidewalks, or curb and gutter drainage systems. Residential



structures (other than farmhouses) are not visible from the roadways. (Definition from Central Florida Regional Growth Vision)

COUNTY ROAD SYSTEM

All collector roads in the unincorporated areas of a county and all extensions of such collector roads into and through any incorporated areas; all local roads in the unincorporated areas and all urban minor arterial roads not in the State Highway System.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

A multi-disciplinary approach to deterring criminal behavior using strategies that rely on the ability to influence a potential offender's decisions that precede criminal acts. These design strategies emphasize the use of 'defensible space' design features, such as natural surveillance and natural access control, that enhance the perceived risk of detection, thus deterring criminal action.

DENSE URBAN LAND AREA

A county, including the municipalities located therein, which has an average of at least 1,000 people per square mile of land area. The Office of Economic and Demographic Research (Office) within the Legislature shall annually calculate the population and density criteria needed to determine which jurisdictions qualify as dense urban land areas by using the most recent land area data from the decennial census conducted by the Bureau of the Census of the United States Department of Commerce and latest available population estimates determined pursuant to section 186.901, Florida Statutes. If any local government has had an annexation, contraction or new incorporation, the Office shall determine the population density using the new jurisdictional boundaries as recorded in accordance with section 171.091, Florida Statutes.

DENSITY

An objective measurement of the number of people or residential units allowed per net unit of developable land. (Source: Section 163.3164, Florida Statutes)

DEVELOPMENT

The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. This term does not include the use of land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, or the raising of livestock, or for other agricultural purposes. [Sources: Section 380.04(1) and 380.04(3)(f), Florida Statutes (Florida Statutes.)]

DEVELOPMENT ORDER

An order granting, denying, or granting with conditions an application for a development permit. (Source: Section 163.3164, FS)

DEVELOPMENT PERMIT

A building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, conditional use, or any other official action of local government having the effect of permitting the development of land. (Source: Section 163.3164, FS)

DWELLING UNIT, ACCESSORY (ADU)

A dwelling unit, subordinate in size to the principal dwelling unit, which is attached to a principal unit, or located on the same lot, and having an independent means of entry. There shall be a maximum of one (1) accessory dwelling unit per single family lot or parcel.

DWELLING UNIT, PRINCIPAL



The larger of the two dwelling units on a lot or parcel wherein an accessory dwelling unit (ADU) is located. Where an ADU is proposed as new construction, the principal dwelling unit shall be constructed prior to or concurrently with an accessory unit.

ECOLOGICAL FOOTPRINT

A tool for determining the sustainability of a way of life; the 'footprint' is the total amount of productive land required to produce the food, housing, transportation, consumer goods and services needed to sustain the way of life.

ENVIRONMENTALLY SENSITIVE LANDS OVERLAY

Seminole County defines the "Environmentally Sensitive Lands Overlay" to mean areas inundated during the 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, and lands identified as Wetlands contained within Seminole County on the maps of the St. Johns Water Management District. Nothing in this definition shall be construed to prohibit silviculture operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993. The *FLU Exhibit: FLU Series -Environmentally Sensitive Lands Overlay* shall be updated and adopted as an amendment to the Seminole County Comprehensive Plan each time the National Flood Insurance Rate Maps and/or District Wetlands maps are updated. The Environmentally Sensitive Lands Overlay shall apply to unincorporated Seminole County.

EFFLUENT TAKEBACK PROGRAM

Program allowing or requiring the piping of reuse water back to a development for use in commercial activities or landscape irrigation. This water cannot be used for any purpose that may involve human consumption (fruit eaten raw, showers, etc.).

ENERGY-EFFICIENT LAND USE PATTERNS

An arrangement of land uses that will reduce energy use by the transportation sector and increase energy efficiency by electric power generation and transmission systems, as well as enable use of multiple forms of sustainable energy.

ESSENTIAL SERVICES PERSONNEL

Households in which one or more of the wage-earners, employed by either the private or the public sector, are compensated for provision of services essential to Seminole County, including but not limited to: teachers and educators; police and fire personnel; government employees; healthcare personnel; and skilled building trades personnel.

EXCLUSIVE TRANSIT FACILITY (TRANSIT WAY, FIXED GUIDEWAY)

A physically separated rail or road lane reserved for multi-passenger use by rail cars, busses, or van pools. Exclusive transit facilities or transit ways do not include high occupancy vehicle lanes.

EXISTING URBANIZED AREA

Area consisting of an incorporated place and adjacent densely settled area that together have a population of 50,000 or more and generally an overall population density of at least 1,000 people per square mile.

EXTREMELY LOW-INCOME HOUSEHOLDS (FORMERLY KNOWN AS POVERTY LEVEL HOUSEHOLDS)

One or more persons or a family, the total annual adjusted gross income of which does not exceed 30 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA), or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**FIVE ACRE RESOLUTION OR FIVE ACRE SUBDIVISION**

A division of land permitted prior to March 30, 1992 (Ord. 92-5), and which was not subject to the normal requirements of the subdivision regulations. This provision allowed a subdivision with lots of 5 acres or more, and no new roads or easements were required to be created. After the date of March 30, 1992, no additional subdivisions of this nature were permitted, but those created prior to this date are legal conforming uses.

FLOODPRONE AREAS

Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps.

FLOODWAY

The channel of a river and the portion of the overbank floodplain that carries most of the flood.

FLOOR AREA RATIO (FAR)

The square feet of building divided by the net buildable acres within a development site, used as a measure of the intensity of nonresidential development.

FLORIDA FOREVER PROGRAM

Created by the Florida Legislature (Section 259.105, Florida Statutes) and implemented by the Division of State Lands in the Department of Environmental Protection through Rules 9K-7 and 9K-8, Florida Administrative Code, this program provides a means of preserving and managing unique natural resources, archaeological and historic sites through acquisition. The program is a successor to the Preservation 2000 Program (which was, in turn, a replacement for the Conservation and Recreational Lands or 'CARL' Program). Projects may be nominated for consideration for the Florida Forever Program by any federal, State, or local agency, or a private citizen or conservation group, but property owners must be notified. The program provides greater focus on urban and community parks; emphasis on purchasing water resources and water supply and a new emphasis on purchasing conservation easements that do not have to be held in fee title by the state. Funds are also allowed to be used for facilities development, ecological restoration, and invasive species removal, and for conducting species inventories and land management planning. Acquisition recommendations are considered by the Acquisition and Restoration Council (nine members representing state agencies and four additional members with scientific backgrounds nominated by the Governor). The overall Florida Forever list is submitted to the Governor and Cabinet for approval.

FLORIDA-FRIENDLY LANDSCAPING

Landscaping practices designed to preserve Florida's natural resources and protect the environment. Quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The FFL principles include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection.

FLORIDA INTRASTATE HIGHWAY SYSTEM

A system of limited access and controlled access facilities on the State Highway System which has the capacity to provide high-speed and high-volume traffic movements.

FOSTER CARE FACILITY

The term "foster care facility" shall be defined as set forth in Section 393.063, Florida Statutes, or its successor provisions.

FREEWAYS



Multilane divided highways having a minimum of two lanes for exclusive use of traffic in each direction and full control of ingress and egress. This includes all fully controlled limited access principal arterials, excepting Toll Roads.

FUNCTIONAL CLASSIFICATION

Assignment of roads into systems according to the character of service they provide in relation to the total road network. Basic functional categories include arterial roads, collector roads and local roads.

GEOGRAPHIC SERVICE AREA

For recreational facilities, a geographic service area identifies the time or distance which a resident is willing to travel to use a given park or facility.

GOAL

The long-term end toward which programs or activities are ultimately directed. (Source: Section 163.3164, Florida Statutes).

GREEN BUILDING PRACTICES

Green building design and construction practices address: sustainable site planning; safeguarding water; energy efficiency; conservation of materials; and resources and indoor environmental quality. (Website of US Green Building Council, Atlanta Chapter)

GREENFIELD DEVELOPMENT

Development on lands that have been used for agricultural, forestry or other private open space uses, and have not previously contained residential, commercial, or industrial uses.

GREEN INFRASTRUCTURE, REGIONAL SCALE

A strategically planned and managed network of natural areas, parks, greenways, working landscapes (such as agricultural areas with conservation values and floodways) and other open spaces that supports native plant and animal species, ensures clean water; conserves ecosystem values and functions; protects, restores or mirrors the natural water cycle; and provides a wide array of benefits to people and wildlife.

GREEN INFRASTRUCTURE, NEIGHBORHOOD OR SITE SCALE

Stormwater management systems that imitate nature by using vegetation, soil and other small scale or larger scale elements to absorb and infiltrate or manage stormwater. Green infrastructure may be used instead of or together with 'gray infrastructure', such as conventional storm sewers and stormwater treatment facilities that discharge to surface water bodies. ~~Smaller scale Green infrastructure principles or BMPs elements may include rain harvesting (disconnecting downspouts and using rain barrels); planter box filters; rain gardens (also known as bioretention cells); green roofs and bioswales. Other BMPs Larger scale elements may include permeable pavements for onsite sidewalks, trails and parking lots, and to connect to offsite sidewalks and trails; use of indoor bicycle lockers to reduce need for surface parking; rainfall interceptor trees; 'green' streets and alleys (use of bioswales, permeable pavements for pedestrian, bicycle and multipurpose trail areas, trees, rain gardens, and planter boxes filters) as a standard part of the street and alley design); urban tree canopy areas on sites and in neighborhoods; Green infrastructure also includes and~~ designated conservation areas, open space areas and preservation easements on sites and within neighborhoods.

GREENPRINT



The network of Central Florida's critical lands and waters, other open space and recreational areas that are exceptional natural resources to be preserved either using public funds or private incentives. (Concept identified by Central Florida Regional Growth Vision – "How Shall We Grow?".)

GREEN ROOFS

A LID/GI BMP for stormwater treatment and management where the roof of a building is partially or completely covered with vegetation and a growing medium, planted over a root barrier and waterproofing membrane. It usually also includes a cistern to store stormwater to irrigate the plants on the roof. Green Ecological roofs gardens that also improve a building's thermal insulation, absorb less heat, produce oxygen, absorb carbon dioxide, filter air pollution, and make solar systems more efficient. ~~or manage a portion of rainwater falling onto it, thus slowing stormwater runoff.~~

GROUP HOME FACILITY

The term "group home facility" shall be defined as set forth at Section 393.063, Florida Statutes, or its successor provisions.

HEADWAY

Time interval between vehicles moving in the same direction on a particular route.

HOME OCCUPATION

Any occupation or activity carried on by a member of the family residing on the premises, provided no article is sold or offered for sale, except such as may be produced by members of the immediate family residing on the premises, and no sign is used other than a name plate not more than one (1) square foot in area, attached to, and not projecting from, the building or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling. Home occupation shall include the use of premises by a physician, surgeon, dentist, lawyer, clergyman, or other professional persons for consultation or emergency treatment, but not for the general practice of his profession. Any home occupation that creates objectionable noise, fumes, odor, dust, or electrical interference shall be prohibited. Floor area utilized for home occupations shall not exceed twenty-five (25) percent of the total floor area of the dwelling structure.

IMPAIRED WATER BODY

A water body with sufficient monitoring data to determine that it is not meeting its applicable water quality standards and beneficial uses because of excessive pollutant loadings.

INTENSITY

An objective measurement of the extent to which land may be developed for nonresidential purposes. (An example is 'Floor Area Ratio', defined above.)

JOINT PLANNING AGREEMENT

An interlocal agreement enabled by Chapter 163.3171 and adopted through appropriate official action that provides for joint policies and programs on annexation, future land use designations, provision of services and conflict resolution.

LAND DEVELOPMENT CODE

The Land Development Code of Seminole County is a set of ordinances enacted by the Board of County Commissioners to regulate the development of private property in unincorporated Seminole County in accordance with the zoning districts within the Code, including such aspects of development as allowable uses, required yards, maximum building heights, parking and signage. The Land Development Code implements the policies of the Seminole County Comprehensive Plan.

LAND USE DESIGNATION



Classification of land use that explains the allowed range of densities (number of housing units per acre or other similar measure) and/or intensities (number of square feet of nonresidential building or similar measure), general types of uses allowed, and zoning district or districts allowable within that land use classification. Land use designations represent the long-range desired use of a property. A land use designation is not a development order or development permit; it does not grant permission to begin construction and does not automatically assure rezoning to a particular zoning district. The uses identified in the definitions for land use designations are intended to identify the range of uses allowable within each designation. All uses noted as examples are not permitted within each zoning classification permitted within the designation. The Land Development Code identifies the uses permitted within particular zoning classifications.

LAND USE OVERLAY

A geographic area specified within the Future Land Use Element of the Seminole County Comprehensive Plan that is placed over an existing Future Land Use designation or designations and which identifies special conditions in addition to, or overriding, the provisions of the underlying base future land use under set circumstances as specified by the overlay. The overlay can share common boundaries with the underlying future land use designation(s) or may cut across the boundaries of the underlying designations. The purposes of the overlay may include preservation of a specific resource or public asset, protection of public safety from a hazard, or identification of areas in which urban development of a specified form is desired and for which incentives may be offered to encourage such development.

LEACHATE COLLECTION SYSTEM

A pipe system buried in the landfill designed to remove water and other liquids which soak through the landfill mass. The leachate is then transported to a sewage disposal plant or sprayed back over the landfill to reduce the water content.

LEED

Leaders in Energy and Environmental Design, a building environmental certification program developed and operated by the United States Green Building Council.

LEVEL OF SERVICE (PARKS)

An indicator of the extent or degree of service provided, based on the operational characteristics of a facility both from a programming and maintenance standard.

LEVEL OF SERVICE (TRAFFIC)

For highways is a qualitative measure describing operating conditions within a traffic stream and driver perception of the quality of traffic flow. Levels range from A to F with level of service A representing the best operating conditions and level of service F representing the worst operating conditions as defined by the Transportation Research Board "Special Report 209 Highway Capacity Manual".

LEVEL OF SERVICE (UTILITIES)

An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on the operational characteristics of the facility. Level of service indicates the capacity per unit of demand for each facility, providing a measure indicating the planned operating condition or capacity of a service according to a measurable unit, as in 'gallons per capita' for water or wastewater service.

LIMITED ACCESS FACILITY

A street or highway especially designed for through traffic, and over, from or to which owners or occupants of abutting land or other persons have no right or easement of access, light, air or view by reason of the fact that their property abuts upon such limited access facility or any other reason.



Such highways or streets may be facilities from which trucks, buses and other commercial vehicles may be excluded or they may be facilities open to use by all customary forms of traffic.

LOCAL ROAD

A route providing service which is of relatively low average traffic volume, short average trip length or minimal through-traffic movements, and high land access for abutting property.

LOT

A lot is the least fractional part of subdivided lands with limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified. A lot is included in a subdivision plat that has been recorded in the Public Records of Seminole County, Florida.

LOT OF RECORD

All lots located within a platted residential subdivision recorded before October 14, 1991 and all lots located in approved, but unrecorded, residential subdivision plats for which any required streets, stormwater management facilities, utilities and all other infrastructure required for the development have been completed or are under construction before October 14, 1991.

LOW IMPACT DEVELOPMENT – LID (aka Low Impact Design or Green Infrastructure)

An approach to land and stormwater management that integrates incorporates land planning and design practices Best Management Practices to reduce stormwater volume and pollutant loading. The goal of LID is to mimic the pre-development runoff conditions of the development site with the post-development conditions. LID BMPs promote infiltration, evapotranspiration, or harvesting of stormwater close to its source. These LID principles practices encourage preservation of natural resources, retaining vegetation, reducing impervious area, especially directly connected impervious area. Integrating the BMPs into a BMP treatment train, and into the site's landscaping and open space can ; allow development in a manner that mitigates potential environmental impacts; reduce costs of development and stormwater management systems.; uses integrated management practices to reduce runoff and reduces discharge of pollutants into the environment

LOW INCOME PERSONS, LOW INCOME HOUSEHOLD

One or more persons or a family, the total annual adjusted gross income of which does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA), or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MAJOR PRIMARY STRUCTURES (DRAINAGE)

These are defined as drainage structures that have an equivalent opening equal to or larger than a single 48-inch diameter circular conduit.

MANUFACTURED HOUSING

The term "manufactured housing" shall be defined consistent with the provisions of Section 320.01(2)(b), Florida Statutes, which state that this term applies to a mobile home fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standard Act. See "Mobile Home" definition below.

MATERIALS RECOVERY FACILITY

A facility that receives, processes and markets mixed recyclable materials that are source separated from municipal water streams.



MINOR PRIMARY STRUCTURES (DRAINAGE)

Drainage structures which have equivalent clear openings equal to or larger than a single 30-inch circular conduit but no larger than a single 48-inch diameter circular conduit.

MISSING MIDDLE HOUSING

A grouping of innovative housing types intended to create a range of housing choices in central locations having access to public facilities and services, as a means of increasing housing affordability. They are generally located on infill or redevelopment sites at medium densities consistent with the applicable future land use designation. Missing Middle development may include any of the following housing types, which may be provided as a single use or in combinations of multiple typologies:

- a) Small Lot Single-Family: Single-family homes on small sized lots designed to increase yield while remaining detached. These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout.
- b) Cottage Court: A group of small, detached structures arranged around a shared court visible from the street. The shared court replaces the function of a rear yard. Unit entrances should be from the shared court.
- c) Duplex – Side-by-Side: A detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house.
- d) Duplex – Stacked: A detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and fits on narrower lots than the side-by-side duplex
- e) Townhouses – An attached structure that consists of 4 to 6 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard.
- f) Triplex – Stacked: A detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above.
- g) Four-Plex – Stacked: A detached structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house.
- h) Six-plex: A detached structure that consists of 6 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.
- i) Courtyard Building: A medium sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Each unit is accessed from the courtyard or a public sidewalk and shared stairs each provide access up to 3 units.
- j) Live-Work: An attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential uses. The flex space and residential unit typically have separate street entrances.

MITIGATION, WETLANDS

Restoration of existing degraded wetlands or creation of man-made wetlands in areas adjacent or contiguous to the impacted wetland. If on-site mitigation is not practical, off-site mitigation should be undertaken in proximity and, to the extent possible, within the same watershed. In compliance with **Policy FLU 5.4.7 2-9–Determination of Compatibility in the Planned Development Zoning Classification**, development activities that may impact wetlands, and mitigation of such development activities, are prohibited within the Wekiva River Protection Area.

MOBILE HOME



The term "mobile home" is defined in Section 320.01(2)(a), Florida Statutes, or its successor provisions as follows: a structure, transportable in one or more sections, which is 8 feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

MODERATE INCOME PERSONS, MODERATE INCOME HOUSEHOLDS

One or more persons or a family, the total annual adjusted gross income of which is less than 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA), or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MODULAR HOME

A modular home is a home that is built in sections (modules) at a factory and assembled on site. It may also require finishing work (such as carpet, paint, installation of appliances) on site, and it may have multiple stories. A modular home must be designed, permitted, built, and inspected in accordance with the Florida Building Code and installed on a permanent foundation built specifically for that particular home. To be acceptable in Florida, a modular home must bear the insignia of the Florida Department of Business and Professional Regulation on the inside of the cover of the home's electrical panel and be installed by a contractor licensed by the Construction Industry Licensing Board to build site built homes.

MULTIMODAL TRANSPORTATION SYSTEM

A transportation system that provides for the safe and efficient use of multiple modes of transportation for people and goods, and the seamless transfer of people and goods from one mode to another.

NATURAL CREEK, STREAM OR RIVER

A natural stream of water flowing in a channel that is not manmade but may be maintained to reduce flood hazards and insure stormwater conveyance.

NATURAL LAKE

A naturally occurring, ~~non-manmade body~~ of water (e.g., not a constructed wet detention system ~~man-made retention pond~~) with at least two acres of open water.

NATURAL WATERBODY

A naturally occurring, non-manmade waterbody, including a natural lake, a natural creek, stream, or river.

NEIGHBORHOOD COMMERCIAL CENTER

The neighborhood commercial center is the smallest of three types of commercial centers (neighborhood, community and regional) and is intended to serve the daily retail and service needs of the immediate residential area. Retail space needed to serve a neighborhood area generally ranges from 2,500 square feet to 30,000 square feet but should not exceed 75,000 square feet of gross leasable area. Excluded uses are those that serve the larger community market such as merchandise stores, department stores, and specialty retail.

NEIGHBORHOOD PARK

The Neighborhood Park is walkable, close-to-home recreation of approximately 5 acres or less. Typical amenities include benches, pavilions, picnic areas, bicycle paths, basketball or sports courts, playgrounds, walking and jogging trails, and unprogrammed open space.

NEIGHBORHOOD SCALE BUSINESS



A neighborhood scale business ranges in size between 6,500 to 10,000 square feet. The neighborhood scale retail business provides frequently needed goods for household consumption. (Examples: prepared breakfast and lunch sandwiches; carry-out family or single-serve meals and baked goods; prepackaged foods such as baby food, prepackaged beverages, including dairy and dairy substitute products; frozen foods; fresh produce; prewrapped meat and fish; limited household cleaning supplies; personal sanitation products and paper goods.) No fuel pumps or car repair services are provided, and no outside storage or outside activities are permitted.

The neighborhood scale service business provides frequently needed personal services. (Examples: clothing alteration; haircuts and/or styling; homework assistance; optician service; tax preparation and watch and jewelry repair).

NET BUILDABLE ACRES

Net Buildable Acres is defined as:

1. Within the area described as the "Urban Core" as defined as the lands bounded by I-4 on the west and within a ¼ mile boundary of US 17/92 on the east and all the land within a ¼ mile of SR 436, any parcel that is crossed by this boundary is considered wholly within the "Urban Core" - the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas.
2. Within all other areas of Seminole County - the total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes, and wetlands or floodprone areas.

For purposes of this definition, a development is defined as:

1. For properties with PD (Planned Development) zoning – all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or
2. For properties in all zoning districts other than PD (Planned Development) – all property included within the final subdivision plat or site plan.

Developments with an unexpired Final Development Order or Preliminary Subdivision Plan approval between December 31, 2014 and June 14, 2022, in which the *Net Buildable Acres* were calculated based on a prior definition of such term, may continue to utilize the prior definition of such term when calculating Net Buildable Acres.

Also, any unexpired development application submitted prior to June 15, 2022, or any applicant with an executed contract to purchase a property signed prior to June 15, 2022, which application or contract utilizes or relies upon the prior definition of Net Buildable Acres when calculating project density may submit for a vested rights certificate to allow a twelve month period for the project to obtain Final Development Order or Preliminary Subdivision Plan utilizing the prior definition of Net Buildable Acres.

NET RESIDENTIAL DENSITY

The number of dwelling units per net buildable acre.

NOISE CONTOUR

The line encompassing an area exposed to the same noise level as measured by average day-night noise level (DNL). The 65 DNL noise contour, for example, encompasses the airport and surrounding area exposed a noise level of 65 DNL or higher. Noise contours for both existing and future airport conditions are depicted on the Orlando Sanford International Airport Master Plan.

OBJECTIVE

A specific, measurable, intermediate end that is achievable and marks progress toward a goal. (Source: Section 163.3164, Florida Statutes).

**OPERATING CONDITIONS**

Means The situation under which a road is performing. Operating conditions are determined by the traffic, roadway, and signalization characteristics of a road; and can be described by such factors as speed and travel time, freedom to maneuver, traffic interruption, comfort and convenience, and safety.

ORDINARY HIGH-WATER MARK-NORMAL HIGH-WATER LINE

Generally, that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area, as determined by the applicable governing authority.

OVERRIDING PUBLIC INTEREST

A situation where an action is taken by Government after a finding that the public's health, safety, and welfare clearly override the goals, objectives, policies, or provisions of the Comprehensive Plan.

PARCEL OF LAND

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as a unit, or which has been used or developed as a unit.

PARCEL OF RECORD

PARCELS CREATED AS OF JULY 28, 1970.

PATIO HOME

A dwelling on a separate lot with open space setbacks on three sides. Such a dwelling may also be called a zero-lot line dwelling; however, a zero-lot line dwelling may have more than one side resting on a lot line.

PEDESTRIAN AND BICYCLE FRIENDLY

The density, layout and infrastructure that encourages walking and biking within an area, subdivision, neighborhood or development, including 'build-to lines' for structures, accessible sidewalks and street lighting, clearly marked and signalized crosswalks, street furniture and shade trees, transit shelters where transit is available, and bike paths or multi-purpose paths, including connectivity to other trails, bike paths or sidewalks.

PERMANENT OPEN SPACE

Currently undeveloped rural lands such as forests, wetlands and open pastures which are prohibited from future development either through public ownership or legally binding use restrictions.

PLANNING HORIZON

The time period encompassed by a comprehensive plan.

PLAT

A map or delineated representation of the subdivision of lands, being a complete, exact representation of the subdivision and other information in compliance with the requirement of all applicable statutes and of local ordinances and may include the terms "replat".

POLICY



A principle or rule to guide decisions; the way in which programs and activities are conducted to achieve an identified goal. (Source: Section 163.3164, Florida Statutes)

POPULATION

According to the 2020 Decennial Census the Official Population of Seminole County and its seven municipalities as of April 1, 2020 was 470,856; and an unincorporated Seminole County population of 224,494.

POTABLE WATER

Water suitable for drinking purposes that conforms to the drinking water standards of federal, State, and local authorities for human consumption.

PRESERVATION 2000

A 10-year program established by the State of Florida that raised \$300 million a year for, for a total of \$3 billion, for the purpose of acquiring and preserving almost two million acres of land for conservation and resource-based recreation. The program was replaced by the Florida Forever Program.

PRIMARY STRUCTURES (DRAINAGE)

Drainage structures that have a clear opening equivalent to or larger than a single 30-inch diameter circular conduit.

PROPORTIONAL CAPACITY

The percentage of permitted capacity of shared water or sewer treatment facilities, which is dedicated to serving customers in other jurisdictions.

PUBLIC FACILITY

Capital improvements and systems of each of the following: arterial, collector and local roads; mass transit; stormwater management; potable water; sanitary sewer; solid waste; parks and recreation; library service; fire-rescue service; and other county, city, state or federal facilities.

PUBLIC HEARING

A meeting held in conformance with all required public notice requirements where the public is invited to provide oral and/or written input, and at which time a decision by the body holding the hearing is usually rendered.

PUBLIC MEETING

A meeting held in conformance with all required public notice requirements, if any, at which time the proposed material is generally discussed.

PROPORTIONATE SHARE, PUBLIC EDUCATIONAL FACILITIES

A program established in accordance with Section 163.3180(13)(e), Florida Statutes that allows the school district and local government to enter into a legally binding agreement with a developer to provide mitigation proportionate to the demand for public school facilities to be created by actual development of a property.

PROPORTIONATE SHARE, TRANSPORTATION

A program established in accordance with Subsection 163.3180(16), Florida Statutes (FS), that shall apply to all developments in the County that impact a road segment in the County Concurrency Management System for which the developer has been notified of a failure to achieve transportation concurrency on a roadway segment or segments. This program shall not apply to Developments of



Regional Impact (DRIs) using proportionate share under Subsection 163.3180(12), FS, developments meeting the de minimis standards under Subsection 163.3180(6), FS, or to developments exempted from concurrency as provided in the Seminole County Land Development Code. An eligible applicant may choose to satisfy the transportation concurrency requirements of the County by making a proportionate share contribution if the proposed development is otherwise consistent with the Comprehensive Plan of Seminole County and applicable land development codes, and if the County's five-year capital improvement program (CIP) and the Capital Improvements Element (CIE) of the County's Comprehensive Plan includes a transportation improvement or improvements that, upon completion, will accommodate the additional trips generated by the proposed development. The County may choose to allow an applicant to satisfy transportation concurrency through the Proportionate Share program by contributing to an improvement that, upon completion, will accommodate the additional trips generated by the proposed development.

QUALITY/LEVEL OF SERVICE (Q/LOS)

For bicycle and pedestrian transportation, the Q/LOS is a measure of the user's perception of the quality of a transportation service and the traveler's satisfaction with that service. For bicycle Q/LOS, the measure is based on the bicyclist's perception of these variables: presence or absence of designated bike lane/bike path or paved outside through lane; motorized vehicle volumes; motorized vehicle speeds and pavement condition. For pedestrian Q/LOS, the measure is based on these variables: existence and width of a sidewalk; presence of ADA ramps; street lighting; distance of separation of pedestrians from motorized vehicles; safety of crosswalks (presence of crosswalk marking, accessible signalization and accessible medians); motorized vehicle volumes and motorized vehicle speeds.

For fixed transit (bus), the Q/LOS for Seminole County is based primarily on measurable service frequency, measured either in frequency of buses per hour, or headway (time between arrival of each bus.) However, since transit users are also pedestrians, the Q/LOS is also affected by the transit rider's perception of safety, including variables such as presence or absence of accessible transit shelters, safety and accessibility of crosswalks, street lighting, and presence or absence of sidewalks.

RARE UPLAND HABITAT

The term "rare upland habitats" means those vegetative communities identified by the County as scrub, longleaf pine - xeric oak, sand pine scrub, and live oak hammock. The vegetative communities referred to above are defined in the Florida Land Use Cover and Forms Classification System which is published by the Florida Department of Transportation ~~which is incorporated herein by this reference thereto as if fully set forth herein verbatim.~~

RECLAIMED WATER

Water resulting from treatment of domestic, municipal, or industrial wastewater and sewage that is suitable for reuse for purposes such as irrigation of landscaping.

RECREATIONAL FACILITY

A place designed and equipped for the conduct of sports and leisure-time activities.

RECREATIONAL FACILITY, PRIVATE

A recreational facility operated by a private organization and open only to bona fide members and their guests.

RECREATIONAL FACILITY, PUBLIC

A recreational facility open to the general public; ownership need not be a governmental agency.

RECREATIONAL FACILITY, RURAL



A recreational facility designed and equipped for the conduct of sports and leisure-time activities that support and are compatible with rural areas, including active agricultural uses. Such facilities do not use lighting visible from adjacent properties at night and noise levels are regulated. Examples include but are not limited to canoeing and kayaking clubs; fishing clubs; hiking clubs; horse boarding stables with riding arena ~~rinks~~, trails and/or classes; hunting clubs; rodeos; trails and trailheads.

RECYCLING

The removal of such items as glass, metal and newspaper from the waste stream going to the landfill for permanent disposal. These materials are redirected to recycling centers for reuse.

REGIONAL COMMERCIAL CENTER

This is the largest type of commercial center and is designed to serve the full range of a region's merchandise needs. Generally, regional centers require a minimum trade area population of 150,000, and in urbanizing areas are located so that traveling time and distance are a maximum of 20 minutes and 8 miles. The gross leasable area of regional commercial centers ranges from 400,000 square feet to 1,000,000 square feet or larger.

REGIONAL PARK

Regional parks are typically 20 or more acres in size. The core experience for the user of a regional park is a day-long excursion with multiple things to do. Facilities common to regional parks include bandshells, ballfields, community centers, trails, passive recreational opportunities (such as campgrounds), skate parks, dog parks, vehicular and bicycle parking, and restrooms.

REGIONAL WATER SUPPLY PLAN

Adopted by the Governing Board of a Water Management District pursuant to Section 373.0361, Florida Statutes, for each water supply planning region within the District where it has been determined that the existing sources of water are not adequate to supply water for all existing and future reasonable-beneficial uses, and to sustain the water resources and related natural systems for the planning period. Each regional water supply plan shall be based on a 20-year planning period and include, but not be limited to: a water supply development component for each water supply planning region that includes a quantification of water supply needs for existing the future reasonable-beneficial uses within the planning horizon, based on best available data, and a list of water supply development project options from which local government, government-owned, privately owned utilities and other water suppliers may choose for water supply development. Water conservation and other demand management measures, as well as water resources constraints, must be considered in developing the plan.

REUSE WATER

Any mix of non-potable water sources, including reclaimed waters that are made available for irrigation.

REVITALIZATION

The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock to the extent feasible, as well as historic character. Re-establishing the economic and social vitality of urban areas using techniques such as infill development and incentives, to take advantage of existing investments in public infrastructure and reduce potential urban sprawl.

RURAL AREA (EAST RURAL AREA)



That portion of the County characterized by agricultural uses, natural vegetation, and large lot low density (5 3 acres or greater) residential uses served primarily by on-site water wells and septic tanks; rural roads (most two-laned, some roads unpaved or graveled, rather than paved), without sidewalks and street lights, limited commercial encroachments, ample views of wooded areas and open spaces and occasional rural villages that provide the commercial and community support services required by the residents and rural businesses.

RURAL CHARACTER

Within the Wekiva River Protection Area, the term “rural character” means those characteristics which convey a sense of rural lifestyle including agricultural uses, limited residential density at one unit per net buildable acre or less, large lots, ample views of wooded areas and open space, preservation of greenway and wildlife corridors, narrow pavement widths, rural roadway corridors, public and private roads predominantly no more than two lanes in width, development of commercial land uses set forth on the Future Land Use Map in effect on December 15, 1999, and a preference for rural vernacular architecture. Such characteristics preclude any further commercial development on lands not designated for commercial land uses on the Future Land Use Map in effect on December 15, 1999. For the purpose of ensuring consistency with the Wekiva River Protection Act, rural character within the Wekiva River Protection Area within Seminole County is maintained through a pattern of land use designations consisting of predominantly Suburban Estates, Conservation, and Recreation (for the purpose of protecting natural resources). It is the express intent of this definition to ensure that, within the Wekiva River Protection Area but outside of the East Lake Sylvan Transitional Area, each development order approved by the County limits the density of the residential development subject to that development order to (a) the current adopted density of the subject development existing at the time of the enactment of this definition or (b) a density no greater than one dwelling unit per net buildable acre.

RURAL ROADWAY CORRIDOR

Designated roadways which are regulated to preserve or enhance the aesthetic character of a Rural Area; land clearing restrictions, extraordinary building setbacks, supplemental tree planting programs, control of driveway cuts and control of signs are typical components used in establishing such corridors.

RURAL SUBDIVISION

A subdivision which creates lots of five acres or more subject to standards designed for rural, large lot development rather than those for urban subdivisions; narrower pavement widths, optional sidewalks, reduced drainage areas and the use of only rustic materials for fences are examples of rural standards.

SECONDARY STRUCTURES (DRAINAGE)

Drainage structures that have equivalent clear opening smaller than a 30-inch diameter circular conduit.

SPECIAL FACILITIES

These facilities include boat ramps, canoe trails, roadway rest-stops and other recreational areas that are used for specific purposes.

SPECIAL ACT AREA

An area designated for special environmental protection by Florida Statute, typically providing for procedures for review of local comprehensive plans land development regulations and certain development permits applicable to a protection area delineated by the Act; and other duties and



requirements of County, regional and State agencies. The Wekiva Protection Act (Part II of Chapter 369, FS) was the State's first such Special Act Area within Seminole County.

STANDARD HOUSING

Housing units being in good and inhabitable condition, not lacking complete plumbing facilities or heating facilities, or being overcrowded with more than 1.01 persons per room.

STATE HIGHWAY SYSTEM

A roadway system to which access is regulated and which includes the interstate system; all rural arterial routes and their extensions through urban areas; all urban principal arterial routes; and urban minor arterial mileage on the existing State Highway System as of July 1, 1987.

STATE LAND PLANNING AGENCY

Florida Department of Economic Opportunity.

STEPPING DOWN, STEPPING BACK

When applied to land uses, stepping down is a method by which the assignment of different land use designations is used to create a decrease of residential density in an incremental fashion, or to create an intensity or density gradation between differing urban land use designations. When applied to development design, stepping down or stepping back involves designing a structure in a manner that sets higher stories back from the build-to line established for the first story of a structure, in a 'wedding cake' fashion, so as to reduce shadows cast by upper elevations on adjacent property, and to provide greater distance between upper elevation windows and adjacent properties.

STREET TREES

Trees located in the public space between curb and sidewalk along urban streets, generally placed each 15 to 20 feet. Street trees are used to provide shade for pedestrians and to clarify the location of the edge of the street for the motorist; such trees also serve to reduce urban air temperatures resulting from asphalt and concrete paving, improve air quality by absorbing pollutants, and function as a part of the drainage system by absorbing a portion of rainwater.

STRIP COMMERCIAL

Strip commercial development is shallow-depth, free standing commercial development with front yard parking lots located along a road and multiple vehicular access points across potential pedestrian pathways, as opposed to commercial development that enables safe and easy pedestrian access; or commercial development concentrated in an urban center, such as the downtown of a city, a village or a center concentrated around a major intersection; or within a planned development that allows access by multiple modes of transportation; or a mixed-use development. Strip commercial is characterized by:

- Relatively small and narrow parcels (lot depths of approximately 300 feet or less), often resulting in parking that may be inadequate; or,
- Frequent curb cuts, lack of coordinated access such as cross access drives or joint use driveways, causing safety hazards to passing traffic and pedestrians; or
- Lack of coordinated parking between commercial uses.

SUBSTANDARD HOUSING

Housing units being in a dilapidated condition lacking complete plumbing facilities, lacking heating facilities, and/or being overcrowded with more than 1.01 persons per room. For purposes of this Plan, substandard housing requiring "substantial rehabilitation," as defined by 24 CFR Part 92.2, in



order to meet U S Department of Housing and Urban Development Minimum Housing Quality Standards, shall be considered dilapidated and shall be considered for demolition.

SUSTAINABLE, SUSTAINABILITY

A community is 'sustainable' if it meets the needs of the present without compromising the ability of future needs to be met.

TOTAL MAXIMUM DAILY LOAD

A calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources.

TRANSIT-ORIENTED DEVELOPMENT

Higher density mixed-use development within walking distance, or one half mile, of a transit station or stop, designed to: facilitate "location efficiency" (ability to walk, bicycle and ride transit to a destination); boost transit ridership and minimize car traffic; provide a mix of housing, shopping and transportation choices; generate revenue for the public and private sectors, and create a 'sense of place' for new and existing residents.

TRANSIT, PUBLIC

A system of transportation facilities including, but not limited to, local (shuttle) buses, dial-a-ride (advance registration) vehicles, express buses, commuter trains, light rail and high speed rail that is open to the public for a fee, serves local and/or regional customers and may be publicly or privately owned.

TRANSIT SUPPORTIVE USE

A mix of land uses that reinforces the transit system by attracting transit riders (providing quick access, good location and usefulness), and potentially stimulating ridership growth. Examples of uses attractive to riders include coffee and tea houses; fast casual and fast-food restaurants; personal service providers (barbers, beauticians, opticians, and the like); and retail sales of easily carried goods. Examples of uses that potentially stimulate increased ridership include office uses, technical and community/state college campuses, multi-family residential development and mixed uses. The supportive nature of this mix of uses is also related to location within a ¼ mile walking distance or ½ mile bicycling distance of a transit stop or station, and the manner in which the uses are arranged (with 'build-to' lines rather than setbacks from sidewalks, and with no front yard parking lots that can discourage pedestrians).

TRANSPORTATION CONCURRENCY EXCEPTION AREA

A specified geographic area delineated in a local comprehensive plan within which, under limited circumstances, exceptions to the transportation concurrency requirement are allowed to reduce the adverse impact transportation concurrency may have on urban infill development and redevelopment, and the achievement of other goals and policies of the state comprehensive plan, such as promoting public transportation. The exceptions apply to all land uses within the designated areas. When a local government designates a TCEA, data and analysis must support the designation, and guidelines and/or objectives and policies within the plan must specify how transportation needs will be met. Programs may include improvements to public transportation, transportation demand management programs, transportation system management programs and creative financing tools for public transportation. A TCEA may transcend jurisdictional boundaries when appropriate and must be designated in each applicable comprehensive plan.

TRANSPORTATION DEMAND MANAGEMENT

A program that improves the operation of a transportation system by reducing demand on that system, using low-cost alternatives as telecommuting, ridesharing, transit system improvements, staggered work hours, improved bicycle transport, flex time and parking management. TDM



measures improve the efficiency of existing transportation facilities by changing demand patterns, rather than by capital improvements.

TRANSPORTATION STRATEGY AREA

A portion of the Dense Urban Land Area (DULA)/Transportation Concurrency Exception Area (TCEA) located within the nonrural portion of Seminole County for which a mobility strategy pursuant to Senate Bill 360 of 2009 has been created.

TRANSPORTATION SYSTEM MANAGEMENT

A program that improves transportation system capacity without the construction of new roadway capacity through the use of such approaches as computerized Intelligent Transportation Systems (ITS) to manage congestion through timing of traffic signals; lane management techniques, such as High Occupancy Vehicle (HOV) lanes; or time-of-day pricing on toll lanes that increases tolls during peak periods.

URBAN CENTER

A developed or developing area that has an investment in urban facilities and services (including centralized public water and wastewater), with a mixture of residential and nonresidential uses. Public uses, including but not limited to libraries, parks, police substations, public schools, and central public squares supportive of place making may also be included. The development pattern includes walkability and supports multiple modes of mobility (pedestrian, bicycle, and transit). An urban center may also be concentrated around or adjacent to a major employment base, such as a college or university campus, a major tourism or recreational facility, a full-service hospital, or a city.

URBAN CENTERS AND CORRIDORS OVERLAY

An overlay located on urban centers and corridors within urban unincorporated Seminole County that have been identified as in need of redevelopment. The redevelopment is needed to encourage future development patterns that can be served by a multi-modal transportation system.

URBAN INFILL DEVELOPMENT AREA

Urban infill development areas are developable vacant lands located in otherwise built up urban areas where public facilities such as sewer systems, roads, schools and recreation areas are already in place or are in close proximity and the average residential density is at least five dwelling units per net acre. Urban infill development areas may be located within residential, nonresidential, or mixed-use urban areas.

URBAN REDEVELOPMENT

Demolition, reconstruction or substantial renovation of existing buildings and infrastructure within urban infill or existing urban service areas.

URBAN SUBDIVISION

A subdivision which creates lots under 5 acres in size and complies with the requirements of the urban subdivision regulations.

URBAN OPEN SPACE

Defined in two ways:

- A Functional open space areas located within urban developments that are connected and not isolated; that contain features to support pedestrian use of a development, (such as shade trees, shaded pedestrian and bicycle paths, decorative paving on pedestrian ways that are grade-separated from roadways, sculpture gardens, plazas with seating and interactive fountains); and that serve to connect structures within the mixed-use development to each other and to outside pedestrian features such as sidewalks and transit facilities. Urban open



space also includes: natural preserve areas intended primarily to preserve environmental features that can be observed via elevated walkways but are not intended for recreational use; and open green areas containing native vegetation and serving as part of on-site stormwater retention facilities.

- B Open space areas that serve a portion of a mixed-use or high density/high intensity development and are intended as amenities primarily for that portion of the development. Examples include features such as green roofs/rooftop gardens; rooftop swimming pools and spas; green areas within the interior of a building (such as a plant conservatory) and passive recreational areas, outdoor seating areas and outdoor exercise areas reserved for residents and/or employees of a particular building or portion of a development.

URBAN SERVICE AREA

A built up area where public facilities and services, including, but not limited to, central water and sewer, roads with curb and gutter, schools, and recreational areas are already in place, are planned to be in place within the time horizon of a local comprehensive plan, or are allowable uses when installed by providers other than the local government, in support of allowable urban land uses. In Seminole County, this shall include all areas not within the Charter Rural Area.

URBAN SPRAWL

Urban sprawl means a development pattern characterized by low density, automobile dependent development with either a single use or multiple uses that are not functionally related, requiring extension of public facilities and services in an inefficient manner and failing to provide a clear separation between urban and rural uses. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are:

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
- (VI) Fails to maximize use of existing public facilities and services.
- (VII) Fails to maximize use of future public facilities and services.
- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
- (IX) Fails to provide a clear separation between rural and urban uses.



(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

(Sources: Section 163.3164 (512) and Section 163.3177 (6)(a).9.a., Florida Statutes)

VERY LOW-INCOME HOUSEHOLDS

One or more persons or a family, the total annual adjusted gross income of which does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA), or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

WALKABLE DEVELOPMENT; WALKABILITY OF DEVELOPMENT

A built environment that supports and accommodates frequent pedestrian activity through features such as, but not limited to: well-lighted and ADA-compliant continuous and connected sidewalks or pedestrian paths (as part of a street network or on sites with multiple buildings); land uses oriented toward pedestrians rather than automotive and freight management land uses; surface parking at side or rear of properties rather than between sidewalk/pedestrian path and main entrances; sidewalks/pedestrian paths visible from main entrances and front windows of buildings; street trees and/or covered building entrances (particularly at transit stops) for shelter and shade without obstructing sight distances; directional signs and self-guided informational maps along sidewalks or pedestrian paths on sites with multiple buildings; street furniture (benches, garbage receptacles, drinking fountains, planting areas) to allow brief respite to walkers; number of driveways crossing sidewalks or pedestrian paths reduced/consolidated to minimize car-pedestrian conflicts and sidewalk or path is continued across driveway; traffic calming devices or lower speed limits to slow vehicular traffic near signalized raised and/or striped pedestrian crosswalks; curb extensions at intersections; pedestrian-priority signalization; and either shorter blocks or mid-block pedestrian crossings and ADA-compliant medians.

WATERSHED

The area defined by topographic boundaries which contributes stormwater to a stormwater system or a water body including all areas artificially added to the watershed. Also called a "catchment" or "drainage basin". A geographic area in which water, sediments, and dissolved materials drain from higher elevations to a common, low-lying outlet or basin, a point on a larger stream, lake, underlying aquifer, or estuary (US Environmental Protection Agency).

WETLANDS

Those areas that are inundated or saturated by surface or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, can grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. (Subsection 373.019(17), Florida Statutes. The landward extent of wetlands is delineated pursuant to sections 62-340.100 through 62-340.550,



Florida Administrative Code, as ratified by Section 373.4211, Florida Statutes, (Subsection 40C-4.021(30), Florida Administrative Code

WORKFORCE HOUSING

Housing affordable to Seminole County working households that earn up to 140 percent of Area Median Income (AMI). Seminole County further defines Workforce Housing to include households in which one or more of the wage-earners, employed by either the private or the public sector, are compensated for provision of services essential to Seminole County, including but not limited to: teachers and educators, police and fire personnel, government employees, healthcare personnel, and skilled building trades personnel.

WORKFORCE HOUSING DEVELOPMENT

Owner or renter occupied developments consisting of single family or multi-family units in which a minimum of 20 percent of the total units are attainable by households at or below 140 percent of Area Median Income (AMI).

WORKSHOP

A meeting that usually involves staff level review of the subject material and may or may not necessarily involve the general public. Workshops are informal meetings that do not replace public hearings but can be used to discuss draft material with the public and policy makers and collect public input. Workshops are also used to revise proposed material pursuant to, or in preparation for public hearings/meetings.

ZERO LOT LINE DEVELOPMENT

A residential development in which the structures are permitted at or very near the property line, or a boundary wall between structures is built on the property line.

ZONING DISTRICT

A specifically delineated area shown on a 'Zoning Map' within which regulations govern the use, placement, spacing and size of buildings, lots, and yards.



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CONSERVATION ELEMENT INTRODUCTION

The Conservation chapter or "Element" of a the eComprehensive pPlan is required by State Law to explain how the community will conserve, use and protect natural resources, including air, water, water aquifer recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches and shores (if any), floodplains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals and other natural and environmental resources. The Conservation Element is connected to the Future Land Use Element in two ways:

- A A future land use map or map series contained in the Future Land Use Element is required to identify existing and planned waterwells and cones of influence, where applicable; beaches and shores, including estuarine systems, where applicable; rivers, bays, lakes, floodplains and harbors; wetlands; minerals; and soils.
- B The future land uses identified on the maps are required to be consistent with State law and rules.

Seminole County has an abundance of ~~significant~~ natural resource areas; most notable are the Wekiva, St. Johns, and Econlockhatchee Rivers that are of statewide significance. The St. Johns River (and tributaries) is an Outstanding Florida Water Body and an American Heritage River, and the Wekiva River is an Outstanding Florida Water Body and federally designated Wild and Scenic River. The Wekiva River System Advisory Management Committee (established by Congress in 2000), with consultant assistance, is currently developing management goals and objectives that address five Outstanding Resource Values identified for the Wekiva River Wild and Scenic designation. ~~This study is due for completion in 2009.~~ The Econlockhatchee River is also an Outstanding Florida Water Body.

These rivers, in addition to numerous wetlands, lakes, and streams, provide not only habitat to a substantial wildlife population, but also offer attractive community assets and recreational opportunities. The preservation of both the quantity and quality of these resources is vital to the function of these resources and necessary to ensure the continued attractiveness of Seminole County. The County is firmly committed to implementing the provisions of Article II, Section 7 of the Constitution of the State of Florida regarding natural resources and scenic beauty. Seminole County is also committed to supporting the principles of the Central Florida Regional Vision ("How Shall We Grow?") and the Envision Seminole 2045 Plan, including the principle to "preserve open space, recreational areas, farmland, water resources and regionally significant natural areas."

The County's adoption of floodprone ~~and wetland~~ ordinances were critical steps to providing Countywide protection of wetlands. The County's wetlands protection program has established an extensive network of wetlands under conservation easements. Land acquisition efforts by Seminole County and the State of Florida have led to the conservation of major wetland systems in the Econlockhatchee, Wekiva, St. Johns, and Lake Jesup Basins. An ongoing focus on the conservation of intact wetland systems in the rural portion of the County serves to supplement these acquisition programs.

~~The County has adopted a Comprehensive Wetlands Management Strategy, incorporated into this Element, that addresses the different types of wetlands in urban versus rural areas. For wetland systems in urban areas, mitigation is allowed where wetland function and value have been severely compromised. However, for most wetlands in urban areas, preserving, enhancing, and incorporating these areas with compatible land uses are emphasized. Compatible land uses may include parks, stormwater facilities, trails, floodplain preservation areas, and buffers between different types of development. For Rural Areas, sustaining existing land uses and approved~~



~~development intensities is a priority, along with preserving and enhancing wetland systems through innovative conservation strategies.~~

Considering the growth patterns of the County, it is increasingly important and challenging to maintain the quality of the County's natural resources. The Conservation Element addresses the long-range implementation of programs aimed at meeting recent environmental legislation and preserving the County's natural amenities. Program components address the quantity and quality of resources, including groundwater, surface water, floodplain, wetlands, upland communities, soils, air quality, and open space. The long-range plan includes implementation of the following major studies and programs:

- A Groundwater Assessment Model
- B Water Conservation Programs
- C Natural Lands Program
- D Recharge Area Overlay Zoning District
- E Expanded Water Reuse Systems
- F Wellfield Protection Regulations
- G Underground Tank Program
- H Well Capping Program
- I Energy Conservation and Greenhouse Gas Reduction
- J Educational Brochures
- ~~K Comprehensive Wetlands Management Program~~
- L Seminole County Watershed Atlas
- M Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support
- N Open Space Standards and Preservation Regulations

The success of these programs depends to a large degree upon community support and involve a significant amount of coordination with the municipalities and environmental agencies. Primary sources of information used to produce this Element include the following:

- A 1987 Conservation Element
- B 1995 Conservation Element
- C 1998 Evaluation and Appraisal Report
- D 2006 Evaluation and Appraisal Report
- E 2001 Conservation Element
- F Natural Resources Inventory
- G Spring Hammock Natural Lands Program Management Plans
- H Florida Fish and Wildlife Conservation Commission Change Detection Data
- I St. Johns River Water Management District Wetlands Trend Analysis
- J 2000 Seminole County Wetland Trend and Policy Study
- K The 2007 Central Florida Regional Growth Vision (How Shall We Grow?)
- L Seminole County Ten Year Water Supply Plan (Work Plan)



CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

Preserve, properly manage and, ~~where possible,~~ enhance the quantity, quality and function of Seminole County's natural resources for existing and future generations ~~to include, but not be limited to such as~~ the following natural resources: air, surface waters, groundwater supplies, soils/minerals, wetlands, native habitat and wildlife, floodplain, endangered, threatened and species of special concern, open spaces, aquifer recharge areas, and historic and archaeological resources.

OBJECTIVE CON 1 GROUNDWATER PROTECTION

The County shall continue to make use of new and existing studies as the basis for establishing programs ~~to~~ that protect both the quantity and quality of groundwater resources and recharge areas.

Policy CON 1.1 Groundwater Model/Assessment

The County shall continue to work with the St. Johns River Water Management District, United States Geological Survey, Department of Environmental Protection, and interested parties to evaluate its long-range water conservation plan as part of the District regional water supply planning process, including participation in working groups and advisory groups on water supply planning, minimum flows and levels, and other aspects of the process, including facilitation of input from stakeholder groups.

Policy CON 1.2 Recharge Area Protection/Conservation Measures

The County shall implement conservation measures identified in the 2022 10-Year Water Supply Facilities Work Plan, required by Chapter 163, Florida Statutes regarding groundwater conservation measures and policies for the regulation of water usage, water use restrictions, and irrigation alternatives, and shall evaluate the implementation of these measures as part of each Comprehensive Plan Evaluation and Appraisal Report.

Policy CON 1.3 Recharge Area Protection

The County shall continue to enforce the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas and shall evaluate the need to update these criteria and standards as part of future updates to the County's Land Development Code.

Policy CON 1.4 Recharge Area Reuse

The County shall continue to evaluate the use of septic systems and effluent reuse systems within most effective recharge areas and determine any long-term negative impacts on groundwater quality and, if appropriate, adopt and develop additional regulations governing these systems.

**Policy CON 1.5 Wellfield Protection**

The County shall continue to monitor and provide protection for areas surrounding public water supply wellfields according to the criteria set out in *Policy FLU 2.2.4 1-13 Wellfield Protection*.

Policy CON 1.6 Intergovernmental Wellfield Protection

The County shall pursue agreements, as needed, with municipalities and private water utilities for development and implementation of the Wellfield Protection Program.

Policy CON 1.7 Wellcapping Program

The County shall continue to inform the St. Johns River Water Management District (District) with regard to newly identified free flowing wells for action by the District's Abandoned Artesian Well Plugging Program. The County has an existing cost sharing agreement with the District for controlling Abandoned Artesian Wells. The County shall continue to participate in this cost sharing program.

Policy CON 1.8 Geneva Freshwater Lens (Bubble) Protection

A The County shall continue to evaluate the potential for acquisition of lands within the Geneva Freshwater Lens Area, as depicted in *Exhibit FLU: Resource Protection Areas*, and shall establish appropriate land use densities and measures to protect its critical recharge functions.

B The County shall coordinate with the St. Johns River Water Management District to evaluate the need for developing a sub-regional groundwater flow model for evaluating cumulative impacts to the Geneva Freshwater Lens for use when considering water well permit applications. Use of this model may serve as a method of reducing withdrawals that result in encroachment of chloride into this valuable natural resource.

C Development must demonstrate that groundwater withdrawals do not adversely affect water quality and water quantity of the Geneva Freshwater Lens.

D Agricultural uses must demonstrate compliance with Best Management Practices recommended by the Office of Agricultural Water Policy, Florida Department of Agriculture and Consumer Services.

Policy CON 1.9 Effluent Reuse

The County shall evaluate its expanded effluent reuse program as part of each Comprehensive Plan Evaluation and Appraisal Report. The program shall, at a minimum, evaluate the following:

- A Implementing expanded dual-line systems for County operated wastewater facilities in an economically and environmentally sound manner;
- B Requiring new development to install dual-line systems lines at the time of development where reuse programs are programmed or exist. This includes the identification of service areas where reuse may be applied and development of a phased implementation program;
- C Implementing existing sewer agreement takeback provisions;



- D Mechanisms to transport and dispose of reuse water within the most effective recharge areas;
- E Incentives for encouraging reuse systems; and
- F Determining when reuse programs may be appropriate.

Policy CON 1.10 Florida-Friendly/Waterwise Landscaping Regulation

The County shall continue to promote the use of Florida-Friendly/Waterwise landscaping irrigation techniques through updates and evaluations of County landscape regulations, which, ~~as of 2008~~, set standards for the use of native and drought tolerant species, removal of exotics, vegetative clearing, and efficient irrigation to maximize conservation of water resources. The updated arbor ordinance, adopted in 2023, requires all new landscaping material to be from the Florida-Friendly Landscaping Guide and/or be a native species. The evaluation process during 2009 considered the existing arbor and landscaping requirements of the Land Development Code with special attention given to the Florida Department of Environmental Protection's prohibited plant list and the Florida Exotic Pest Plant Council's Category 1 and 2 lists, and shall evaluate changes to landscape regulations for nonresidential uses to encourage greater use of Florida-friendly/Waterwise plant materials.

Policy CON 1.11 Safe Withdrawal Rates

The County shall coordinate with the St. Johns River Water Management District (District) and surrounding jurisdictions to determine safe withdrawal rates and appropriate land use intensities to ensure an adequate water supply for existing and future needs and shall seek cooperation with the District on continued development of a water budget model.

Policy CON 1.12 Private Well Withdrawal

The County shall cooperate with the St. Johns River Water Management District to monitor the impacts of private well withdrawals on the Floridan Aquifer.

Policy CON 1.13 Minimize Water Withdrawal/Transport

The County shall minimize the withdrawal or transport of water to future developments that would adversely impact existing well production.

Policy CON 1.14 Emergency Water Conservation

The County shall continue to utilize, as necessary, the Emergency Water Conservation ordinance to enable the County to limit water usage, including restrictions on reclaimed water use, by methods that may include, but are not limited to, citations with fines in order to enforce restrictions and surcharges for excessive consumption and use methods as are otherwise authorized by law. The ordinance shall, at a minimum, be consistent with the St. Johns River Water Management District's Emergency Water Conservation requirements.

Policy CON 1.15 Ten-Year Water Supply Facilities Work Plan

- A The County shall assess projected water needs and sources for at least a 10-year planning period as part of creating and maintaining a Water Supply Facilities Work Plan (Work Plan) ~~that is adopted by reference as supporting~~ that is adopted by reference as supporting documentation to the Potable Water Element. Capital projects planned during the first five years of the Work Plan shall also be shown in the Capital Improvements Element.



- B The Work Plan shall address each major type of water supply project, groundwater use optimization, conservation, reuse, and development of alternative water supply sources and water resources. For each project type, a detailed description of the project schedule, major activities and capital projects shall be provided and updated, as necessary.

Policy CON 1.16 Coordination with Regional Water Supply Plan

The Work Plan shall be updated within 18 months following an update to the District Regional Water Supply Plan. The County shall coordinate with the St. Johns River Water Management District's most recent Water Supply Plan when proposing or amending the 10-year Water Supply Facilities Work Plan (Work Plan). This coordination shall be documented in the text of the Work Plan with each amendment. Where appropriate and feasible, the Work Plan shall include collaborative approaches with other local governments for water supply source use and development, and water resource development.

Policy CON 1.17 Articulation of Water Conservation and Reuse Programs and Practices

Water conservation and reuse programs and practices that are part of the Seminole County Water Supply Facilities Work Plan (Work Plan) are detailed in Potable Water Element *Policy POT 5.9 Water Conservation Programs and Practices* and *Policy POT 5.10 Reclaimed Water Programs and Practices*.

OBJECTIVE CON 2 SURFACE WATER PROTECTION

The County shall continually evaluate its ongoing surface water quality program to protect and, where necessary and feasible, enhance the quality of surface waters.

Policy CON 2.1 Water Quality Assessment

The County shall, through its ongoing water quality monitoring program, identify areas of need for more intense sampling and shall partner with the appropriate agencies to accomplish these investigations. The County shall, with each Evaluation and Appraisal Report, evaluate the need for more intense sampling to address the continuous nature of surface water quality programs and processes.

Policy CON 2.2 Water Quality Improvement

The County shall continue to implement, as part of the Federal and State mandated Total Maximum Daily Load (TMDL) policies, a program to identify and improve surface water quality associated with stormwater runoff within receiving waters, which are below established standards.

Policy CON 2.3 Best Management Practices

The County shall evaluate every five (5) years, after coordination with the Agricultural Extension Agency, Natural Resources Conservation Service and other appropriate agencies, its Water Conservation and Sensitive Lands Plan and Best Management Practices (BMPs) to minimize agricultural, horticultural and silvicultural impacts to both surface water quantity and quality, wetland and floodplain areas. This evaluation shall include a review and incorporation of any applicable new BMP's established by the Division of Forestry, Florida Department of Environmental Protection, St. Johns River Water Management District, Department of Agriculture and Consumer Services, and other agencies.



In addition to this Plan, all activities permitted within designated wetland and floodprone areas, including agriculture and silviculture shall, at a minimum, comply with the County's existing ~~Wetland~~, Floodprone and Arbor Ordinances to ensure the protection and function of these resource areas.

Policy CON 2.4 Water Body Building Setback

The County shall continue to require that building setbacks for new primary buildings on lots created after 2015 be placed at least 50 feet from the ~~ordinary~~ normal high-water ~~mark~~ line of natural water bodies.

Policy CON 2.5 Wekiva River

- A The County shall continue to manage and regulate development along the Wekiva River to ensure its continued designation as an Outstanding Florida Water Body and Wild and Scenic River, and shall continue to ensure that all development maintains consistency with the Wekiva River Protection Act and Wekiva Parkway and Protection Act (see Future Land Use Element for other policies relating to the Wekiva River).
- B The County shall enforce all clearing and building setbacks or protection/buffer zones and areas along the Wekiva River as imposed by rules of the St. Johns River Water Management District, any State agency or as may be otherwise imposed by law, provided that a minimum 200 foot clearing and building setback shall be set along the Wekiva River, as measured from the normal high-water ~~mark~~ line or the landward limit of established conservation areas, to serve as a scenic and environmental buffer to maintain the status quo of the natural environment and prevent public harm.
- C As additional protection, development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.

Policy CON 2.6 Water Quality Design Techniques

The County shall continue to evaluate and, if appropriate, enact, alternative development (design, construction and maintenance) standards which enhance water quality. This evaluation shall include, at a minimum, a review of the following:

- A Non-structural storm water management system designs;
- B Littoral zone vegetation requirements;
- C Vegetation removal and management standards;
- D System designs that conserve uplands and populations of listed species; and
- E Low Impact Development practices.

Policy CON 2.7 Intergovernmental Coordination

The County shall continue to coordinate and pursue joint programs with and seek funding, where available, from with the St. Johns River Water Management



District, the Florida Department of Environmental Protection, and other agencies for surface water management studies and improvements programs. Specific programs that require further coordination include, but are not limited to, the Surface Water Improvement Program, joint projects toward the restoration of Lake Jesup, the Total Maximum Daily Load program, and the protection of the Econlockhatchee and Wekiva River Basins.

Policy CON 2.8 Educational Brochures

The County shall develop and distribute to homeowners associations, civic groups, schools and other organizations, educational brochures addressing surface water and lake improvement practices and related matters such as Florida-friendly Landscaping for properties within the Wekiva Study Area and all other impaired watersheds identified by the Florida Department of Environmental Protection's Total Maximum Daily Load program.

Policy CON 2.9 Environmental Education Program

The County shall continue to support and expand existing environmental programs (Natural Lands Education, Seminole Education, Restoration and Volunteer (SERV) Program~~Watershed Action Volunteers~~, Lakewatch, Florida Friendly Landscaping Program~~Yards and Neighborhoods~~, and Parks Education) and pursue alternatives to expand the public's knowledge of environmental programs through education, the media and other available avenues of communication. The County shall continue to provide public access to environmental data by expanding the Countywide Watershed Atlas and the Natural Lands Program Web Sites.

Policy CON 2.10 Total Maximum Daily Load

The County shall work cooperatively with the Florida Department of Environmental Protection (FDEP) to develop a proactive approach to the Total Maximum Daily Load (TMDL) process through the County's monitoring program, National Pollutant Discharge Elimination System program, Lake Management program, and County's Watershed Atlas project. These projects, and coordination between County and FDEP staff, with assistance from the County's consultant, has and will continue to enable the County to participate and have greater affect upon the development of TMDLs for all impaired water bodies, including those located within municipalities.

Policy CON 2.11 Low Impact Development Practices

The County shall amend the Land Development Code ~~by 2010~~ to incorporate and promote Low Impact Development ~~practices~~ principles and ~~to~~ stormwater management BMPs to better that conserve, and protect, and restore natural resource systems, reduce infrastructure costs, and mitigate potential environmental impacts.

~~A—In general, the LID approach includes practices that:~~

~~B—Encourage preservation of natural resources;~~

~~C—Allow development in a manner that helps mitigate potential environmental impacts.~~

~~D—Reduce cost of stormwater management systems;~~

~~E—Use a host of management practices to reduce runoff; and~~



~~F—Reduce pollutants into the environment.~~

Policy CON 2.12 Florida Consumer Fertilizer Task Force

~~The County shall adopt the recommendations of the Florida Consumer Fertilizer Task Force, established by the Florida Legislature. Seminole County Board of County Commissioners approved a Fertilizer Ordinance, effective February 28, 2017, that regulates fertilizers containing nitrogen and/or phosphorus and provides specific management guidelines for fertilizer application in order to minimize negative impacts to our natural waterbodies. This ordinance is for unincorporated Seminole County, but all seven cities within the County have adopted this ordinance, either in its entirety or in large part. and shall adopt Best Management Practices into the Land Development Code by January 1, 2010, to reduce and eliminate pollution to County waterways from improper use of consumer fertilizers.~~

OBJECTIVE CON 3 FLOODPLAIN, WETLANDS, AND UPLAND COMMUNITIES

The County shall protect ecological systems including wetlands and uplands, which are sensitive to development impacts and provide important natural functions for maintenance of environmental quality and wildlife habitats.

Policy CON 3.1 Environmentally Sensitive Lands Overlay Area

To ensure continued compliance with the provisions of the National Flood Insurance Program and the wetlands protection programs of the St. Johns River Water Management District (District), the County shall maintain the Environmentally Sensitive Lands Overlay Area as an adopted Exhibit in the Future Land Use Element for use during review of proposed developments. Pursuant to Rule 9J-5.003, Florida Administrative Code, Seminole County hereby defines the "Environmentally Sensitive Lands Overlay" to mean areas inundated during the 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, and lands identified as Wetlands contained within Seminole County on the maps of the District. Nothing in this definition shall be construed to prohibit silviculture operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993. The Exhibit FLU "*Environmentally Sensitive Lands Overlay*" shall be updated and adopted as an amendment to the Seminole County Comprehensive Plan each time the National Flood Insurance Rate Maps and/or District Wetlands maps are updated. The Environmentally Sensitive Lands Overlay shall apply to unincorporated Seminole County.

Policy CON 3.2 Countywide Wetland/Flood Regulations

The County shall encourage local governments, through joint planning agreements and intergovernmental agreements, to adopt the County's floodprone ~~and wetland~~ performance standards and regulations for use in reviewing and approving all new development/redevelopment proposals.

Policy CON 3.3 Wetlands Management Program

The County shall continue to protect wetlands identified as part of the Environmentally Sensitive Lands Overlay as defined in *Policy CON 3.1 Environmentally Sensitive Lands Overlay Area* through either the County Land



Development process that applies to locally significant wetlands, as specified in *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, or by referring applicants to the St. Johns River Water Management District permitting process for regionally significant wetlands.

Policy CON 3.4 Open Space Regulation

The County shall continue to use and enforce, at a minimum, the open space requirements contained in the Seminole County Comprehensive Plan in *Policy FLU 2.1.5 1.5–Natural/Environmental Lands Acquisition and Management Program*, *Policy FLU 2.1.3 1.6 Green Print Coordination*, *Policy FLU 5.1.1 1.7 Performance Standards for Management of Archaeological Resources Located on Proposed Development Sites*, *Policy FLU 2.5.6 1.14 Conservation of Water Resources*, *Policy FLU 2.5.2 1.17 Cluster Development*, *Policy FLU 5.4.1 2.1 Development Standards*, *Policy FLU 5.4.8 2.13 Performance Standards for Urban Neighborhoods*, *Policy FLU 4.1.3 2.14 Crime Prevention Through Environmental Design*, *Policy FLU 4.1.3 4.4 Urban Open Space, On-Site Recreational Amenities and Buffering Performance Frameworks for Infill/Redevelopment Areas* and *Policy FLU 4.2.2 5.15 Mixed-Use Developments*, the implementation standards of these policies as contained in the Seminole County Land Development Code; and the definition of open space unique to the Wekiva Study Area.

Policy CON 3.5 Planned Development PD/Cluster Developments

The County shall continue to allow planned developments and cluster type developments in order to preserve large contiguous areas of wetlands and other environmentally sensitive communities. Performance standards contained in the Seminole County Comprehensive Plan and implemented by the Land Development Code shall ensure that the use of the Planned Development option is compatible with surrounding land uses and is a beneficial use within the community.

Drafter's note: Policy 3.5 operates with the assumption that there is no right to any particular land use (i.e., single family homes, townhouses, etc.) within a Planned Development (PD). All uses within a PD are subject to approval by the Board of County Commissioners (BCC) and are dependent upon satisfaction of Comprehensive Plan and Land Development Code performance standards to achieve compatibility with adjacent development, neighborhoods, development trends, etc. The BCC may impose reasonable conditions at the time of zoning approval of PDs.

Policy CON 3.6 Conservation Easements/Dedications

The County shall continue to rely upon conservation easements or require dedication of open space areas to an appropriate agency as a tool for preserving floodplain, wetland and ecologically significant communities.

Policy CON 3.7 Agency Regulation Coordination

The County shall coordinate with the St. Johns River Water Management District (District), the Florida Department of Environmental Protection, the Florida Department of Community Affairs, the Florida Fish and Wildlife Conservation Commission (FFWCC), and other appropriate agencies as required by, and in order to implement *Policy IGC 3.3 Plan Coordination*, and during the review of development proposals, to ensure that comprehensive plan amendments,



development orders and permits are consistent with the Wekiva Parkway and Protection Act, Wekiva River Protection Act, the District Protection Zone rules, adopted Management Plans, and the FFWCC regulations for the protection of endangered, threatened or species of special concern (both plant and animal), and all other applicable laws, rules and regulations.

Policy CON 3.8 Econlockhatchee River Basin Protection

The County shall continue to regulate development consistent with the Seminole County Econlockhatchee River Basin Protection Ordinance to ensure its preservation as a recognized outstanding natural resource. This basin is shown on *Exhibits FLU: Resource Protection Areas* and *CON: Econlockhatchee and Wekiva River Protection Areas and Wekiva Study Area*. Minimum ordinance provisions necessary to ensure protection of the Econlockhatchee River Basin shall include:

- A A 550-foot development restriction zone;
- B Provisions for density transfers outside of protection zones and critical habitats;
- C Protection of floodplain, wetlands, and rare upland habitat;
- D Historic and archaeological resource assessments; and
- E Minimal removal of native habitats.

Policy CON 3.9 Econlockhatchee River Outstanding Florida Water Designation

The County shall continue to manage and regulate development along the Econlockhatchee River to ensure its continued designation as an outstanding Florida Water Body and ensure that all development is consistent with the Econlockhatchee River Protection Overlay Standards Classification.

Policy CON 3.10 Protection of Endangered and Threatened Wildlife

The County shall continue to require, as part of the development review process, that prior to development approval, proposed development must coordinate with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable federal and State Laws regarding protection of endangered and threatened wildlife.

The Seminole County Bear Ordinance 2015-33 addresses areas within Seminole County in which there is a high incidence of bears foraging for food in Refuse containers and other sources, occurring at a level that poses a threat to the health, safety, and welfare of the citizens and visitors to the County. Urban Bear Management Areas have been established by the ordinance upon determination by the Board of County Commissioners should the aforementioned conditions exist. The ordinance stresses that no individual shall intentionally or unintentionally feed or provide food to bears in any manner on any public or private property within Seminole County. Within Urban Bear Management Areas, all refuse from residential properties must be secured within functioning bear resistant residential refuse containers. Recyclable materials stored outside until scheduled collection day, and/or placed at a designated collection location on scheduled collection day must be sufficiently free from residue of food and other materials so that they are not an attractant to bears. Development approvals for residential subdivisions within any Urban Bear Management Area



will include the requirement that bear resistant residential refuse containers be used for all residential properties and common areas within the subdivision.

Policy CON 3.11 Planning Standards for Natural Resource

The County shall evaluate and update, as needed, the Planning Standards for Natural Resources in conjunction with the Land Development Code update scheduled for completion by 2011, and ensure the addition of appropriate State and Federal procedures and regulations pertaining to endangered and threatened species, should the State and federal regulations reflect any changes that have occurred since the County last updated its Land Development Code.

Policy CON 3.12 Central Florida Regional Growth Vision (How Shall We Grow?)

The County shall guide development in accordance with the principles of preserving open space, recreational areas, farmland, water resources, and regionally significant areas, as established by the 2007 Central Florida Regional Growth Vision (How Shall We Grow?).

OBJECTIVE CON 4 SOILS/MINERALS/BORROW PITS

The County shall minimize adverse impacts to the natural resource functions of soils prior to development.

Policy CON 4.1 Septic Tanks

The County shall continue to rely on the State Health Department to develop and implement guidelines and standards to regulate the location and use of septic systems on soils with low or very low potential.

Policy CON 4.2 Soil Survey

The County shall continue to use the most recent Soil Survey of Seminole County and Soil Supplement as a source of soil interpretation information for Countywide land use planning and development review and approval.

Policy CON 4.3 Public Facilities on Low Potential Soils

The County shall discourage the dedication of land for public ownership or maintenance for utilities, roads, or future public facility sites in areas where soil potential is low or very low unless these areas are to be used for passive recreation, preservation or retention, conservation easements, drainage, wildlife habitat areas or unless the overriding public interest warrants the dedication of such lands.

Policy CON 4.4 Erosion/Stream Bank Stabilization

The County shall continue to ensure, as part of the water quality program, the minimization of erosion and the stabilization of stream banks through planting of trees, shrubs and other vegetation or materials to stabilize soils and treat storm runoff.

Policy CON 4.5 Mining and Borrow Pit Operations

The County shall to evaluate Land Development Code (LDC) regulations relative to Mining and Borrow Pit Operations, including the requirement for submission of restoration, reclamation and/or mitigation plans, ~~during the LDC update scheduled for completion by 2010.~~



OBJECTIVE CON 5 AIR QUALITY

The County shall ensure that established air quality standards are maintained within Seminole County.

Policy CON 5.1 Air Quality Monitoring

The County shall continue to evaluate the need for expanding existing air quality monitoring stations within Seminole County through coordination with the Florida Department of Environmental Protection, the East Central Florida Regional Planning Council and adjacent municipalities. This evaluation, at minimum, shall include the following:

- A Adequacy of existing monitoring programs;
- B Location of existing and future areas of traffic congestion and major transportation construction areas for possible monitoring; and
- C Joint funding of ongoing monitoring programs.

Policy CON 5.2 Monitoring Regulations

The County shall evaluate, if necessary, the need to include standards and criteria for requiring ongoing air quality monitoring as part of development orders approving large projects as part of the Land Development Code update scheduled for completion by the end of 2011.

Policy CON 5.3 Toxic Chemical Release

The County shall continue to rely on Land Development Code regulations governing the use and release of toxic chemicals or other matter into the air.

Policy CON 5.4 Reduction of Greenhouse Gas Emissions

The County shall continue its efforts to reduce greenhouse gas emissions from the transportation sector by incentivizing energy-efficient land use patterns through redevelopment that will reduce reliance on the automobile and by continuing support for Central Florida Regional Transportation Authority (LYNX) public transit improvements and the SunRail commuter rail to provide alternatives to the automobile. If financially feasible, the County may also make continued use of the software of the International Council for Local Environmental Initiatives , which provides a framework to track energy and waste related activities in a community, and to calculate the amounts of greenhouse gases produced by each activity and sector.

OBJECTIVE CON 6 WATER CONSERVATION

The County shall continue its ongoing efforts to conserve water by guiding land development patterns into forms that are water-conservative, and examining revisions to the Land Development Code that reduce the need for irrigation of landscaping in developed areas.

Policy CON 6.1 Water Conservation Techniques

- A Current regulations encourage the use of Florida-fFriendly/Waterwise landscaping irrigation techniques. Potential changes include requirements to



mandate the use of such materials for a minimum portion of the required open space for nonresidential development. The County shall ensure the changes are coordinated with and are supportive of the County's adopted irrigation and landscape ordinances and complies with the Potable Water Element *Policy POT 1.5 Conservation Devices* and Conservation Element *Policy CON 1.10 Florida-friendly/Waterwise Landscaping Regulation*.

- ~~B The County shall evaluate by 2012 the grant program initiated by a municipality within Seminole County to assist single family homeowners in retrofitting existing lawns and replacing them with Florida-Friendly/Waterwise plant materials and determine if a similar program is financially feasible for Seminole County, based on funding such as fines assessed against frequent violators of irrigation limitations.~~

Policy CON 6.2 Water Conservation Programs

The County shall conserve water resources through the continuation of the Seminole County Water Conservation Program, which includes, but is not limited to, the following projects:

- ~~A Demonstration Garden.~~ Continue to operate, if financially feasible, a "demonstration garden" of Florida-friendly plants at the County's Environmental Studies Center, and prepare and implement a new site at the Seminole County Extension Office at Five Points, on U.S. 17-92, in partnership with the Seminole County Master Gardeners, in creating a Waterwise Learning Garden for citizens. The presence of this Garden shall also result in a savings of water by Seminole County.
- ~~B Public Education.~~ Continue, if financially feasible, the public education efforts in water conservation through the provision of information via the County's website and presentations on water conservation issues throughout the community (schools, festivals, special events, civic groups and garden clubs). Expand the public education efforts through taping of programming to be aired on Seminole Government Television for a series about environmental issues (including water conservation) and a series of before and after of the Waterwise Learning Garden.
- ~~C Appropriate Irrigation Systems.~~ Continuation, if financially feasible, of the program for the provision of appropriate irrigation systems for single-family homes. A study is underway during 2008 to evaluate whether such systems can also be provided to "commercial" water users (which includes multi-family residential uses).
- ~~D Enforcement.~~ Continue enforcement of Water Conservation Ordinance 2009-24, which is in accordance with Rule 40C-2.042(2) (a) and (b), Florida Administrative Code, with a trained team of employees who patrol service areas of the County for violation of water limits. Identification of violators results either in outreach opportunities to educate, or imposition of fines when restrictions are continually disregarded.
- ~~E Other conservation programs scheduled for completion after adoption of the 2022 Water Supply Facilities Work Plan.~~

OBJECTIVE CON 7 COMPREHENSIVE PROTECTION OF WETLANDS



The County shall protect the natural functions provided by wetlands with strategies that direct incompatible uses away from wetlands by first avoidance of the wetland on a site, or minimization of impacts, and then either a conservation easement and setbacks and/or the use of techniques that provide for mitigation of potential impacts on wetlands, consistent with the Uniform Mitigation Assessment Method used by the St. Johns River Water Management District. The natural functions of wetlands vary depending upon the type, location, and classification, but could be affected by the degree of historic alteration. For purposes of fulfilling this objective, urban wetlands will refer to wetlands within the County's urban area (i.e., wetlands outside of the County's Rural Area as established in the Comprehensive Plan) but and not contained in the Wekiva River Protection Area. Studies have found that in aggregate, the wetland systems in the Wekiva River Basin, Lake Jesup Basin, and the Rural Area are higher in quality and function, and provide connectivity of a regional significance. The wetlands in other portions of the County also provide value even if not as a part of a regional system. The County's strategy for sustaining the functions of those wetland systems in the urban area, and in rural areas other than those with special protections shall include the following directives:

Policy CON 7.1 Land Acquisition and Associated Management Plans

The County shall focus on completion of management plans associated with lands acquired via the County's Natural Lands Program. The County shall continue to acquire, as monies are available, and partner with other agencies to acquire areas of environmental sensitivity and wetlands in the Wekiva River Basin, Lake Jesup Basin, the East Rural Area, and the Geneva Freshwater Lens Area.

Policy CON 7.2 Special Area Protection

The County shall continue to enforce and apply all special federal, State, and local provisions that relate to protection of wetlands and their functions, including:

- A The Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, *Policy FLU 2.2.5 1-9 Wekiva and Econlockhatchee River Protection* and *Objective FLU 2.3 1-3 Protection of the Natural Resources of the Wekiva Study Area* and its policies, contained within the Seminole County Comprehensive Plan;
- B The Wekiva Global Compliance Agreement;
- C All provisions set forth in the Land Development Code of Seminole County relating to protection of wetlands and intended to implement the wetland protection policies of this Plan;
- D The Econlockhatchee River Protection Ordinance;
- E Standards set forth in this Plan which protect the Rural Area; and
- F All State and Water Management District wetland protection requirements, including:
 - 1 The St. Johns River Water Management District's Wekiva and Econlockhatchee Riparian Habitat Protection and Water Quality Zone Standards; and
 - 2 The St. Johns River Water Management District's Drainage Basin Rules as applicable to Nested Basins and Specially Designated Basins.

Policy CON 7.3 Future Land Use Designations



The County shall continue to utilize the Future Land Use designations as contained within this Plan to direct incompatible uses away from wetlands, including:

- A The use of special planning techniques;
- B The application of the Environmentally Sensitive Lands Overlay; and
- C Reliance on the Urban/Rural Boundary and the associated protection provided therein to wetlands.

Policy CON 7.4 Wetland Regulation-Buffers, Performance Standards and Compatibility

- A Upland buffers adjacent to protected wetlands provide habitat for some wetland dependent species, and protection from detrimental effects of development adjacent to the wetland.
- B The County shall require a 15-foot minimum, 25-foot average wetland buffer in areas outside of the Wekiva River Protection Area and the Econlockhatchee River Protection Area that will protect the function of the wetlands and the dependent organisms. Acceptable uses within the designated upland buffers include restoration, enhancement, and pervious trails.
- C The County's Development Review Process shall continue to guide development that may impact locally significant wetlands outside of the Wekiva River Protection Area and Econlockhatchee River Protection Area in a manner consistent with and supportive of the regulations contained in Rule 40C-4.302(2), Florida Administrative Code (FAC) and the regulations contained within the St. Johns River Water Management District *Applicant's Handbook: Management and Storage of Surface Waters* dated November 5, 2008. The County shall continue to direct applicants with proposals that affect wetlands regulated by the St. Johns River Water Management to the District to apply for the necessary permits. Locally significant wetlands are those wetlands that due to function, size, rarity or endangerment retain or provide benefits of local significance to the natural or human environment, regardless of ownership, but are not included within a regionally significant wetlands system. In particular, development that may impact locally significant wetlands by physically affecting the wetland through the inclusion of catwalks (boardwalks), docks and gazebos shall be directed by the following performance standards:
 - 1 The structure and foundation system of a catwalk (boardwalk) or dock shall be designed so as not to impede, interrupt, or impound surface water flows.
 - 2 Construction shall take place only during the dry season (usually October through May).
 - 3 The use of heavy equipment shall be minimized. Any clearing of vegetation shall be confined to the immediate right-of-way of the catwalk or dock and shall not exceed a width equal to the width of the catwalk or dock plus five feet to either side.
 - 4 There shall be no temporary filling of the wetland for construction or any other purposes except in those wetlands where filling is permitted.



- 5 All pilings shall be driven to the desired depth and shall not be jetted into the soil.
- D Wetland Compatibility Criteria. For purposes of reviewing land use and land development applications which include the potential disruption of locally significant wetlands, no encroachment on such wetlands shall be acceptable except for construction of, or improvement of, public facilities that benefit the general public.
- E The Seminole County Comprehensive Plan through this Policy, and the Land Development Code as implementer of this Policy, shall continue to require dedication to the County or Water Management District of all post-development wetlands as conservation easements.

~~Policy CON 7.5 Wetland Regulation-Size~~

~~Wetlands less than 0.5 acre in size that are not used by threatened or endangered species do not require mitigation by the St. Johns River Water Management District. This policy shall not apply to lands within the statutorily defined Wekiva River Protection Area.~~

~~Policy CON 7.6 Wetland Regulation-Classification~~

~~The County will classify wetlands using the Florida Land Use Cover and Classification System unless otherwise specified by the St. Johns River Water Management District for use in their permit application processes.~~

Policy CON 7.7 Wetland Regulation-Location: Urban

Urban wetlands still maintain functions that provide value to the community, therefore, pre-development hydrology/hydro-period in these wetlands shall be maintained. In addition, the ability of urban wetland systems to retain their existing functions shall not be compromised by development activities in Seminole County. These functions may include:

- A HYDROLOGIC PROCESSES
 - 1 - Storage of surface water
 - 2 - Storage of sub-surface water
 - 3 - Moderation of groundwater flow
 - 4 - Dissipation of energy
- B BIOCHEMICAL PROCESSES
 - 1 - Nutrient cycling
 - 2 - Contaminant removal
 - 3 - Retention of particulates
 - 4 - Carbon export

Policy CON 7.8 Wetland Regulation-Location: Rural

Wetlands in the Rural Areas also retain those functions listed above in ~~Policy CON 7.7 Wetland Regulation-Location: Urban~~ *Policy CON 7.7 Wetland Regulation-Location: Urban* and, because of the existing mosaic of upland and wetland systems, provide additional functions and values related to the habitat component of wetlands. In conjunction with the Land Development Code update, ~~scheduled for completion by 2010~~, the County will evaluate the need to



require additional measures for protection of this habitat component. These additional measures of habitat protection will include a concentrated effort to sustain large tracts of intact wetland systems through acquisition, conservation easement, and the encouragement of comprehensive mitigation tracts.

Policy CON 7.9 Wetland Regulation-Mitigation

Seminole County will regulate wetlands within the urban and rural areas in order to protect and sustain their functions and values. In conjunction with the Land Development Code update, ~~scheduled for completion by 2010~~, the County will evaluate the need to provide additional criteria which will allow for mitigation of impacts to wetlands caused by the development actions. The following framework will be used to create this wetland mitigation process:

- A The County shall accept mitigation required by the St. Johns River Water Management District (District) for impacts that occur within the urban area as defined by *Objective CON 7 Comprehensive Protection of Wetlands*.
- ~~B For impacts to wetlands in the urban area, the County shall accept ratios that encourage mitigation projects to be conducted within the Wekiva River Protection Area, the East Rural Area, and the basins designated by the St. Johns River Water Management District as Special or Nested. As an incentive to mitigate in these areas, Seminole County may accept ratios within the lower range of those accepted by the District.~~
- C For impacts to wetlands in the Rural Area, the County shall create criteria that will rely upon mitigation that will be to the maximum extent possible to act as disincentive for impacting the high quality areas contained within the Rural Area. These ratios may be within the upper-range of the ratios accepted by the District.
- D As additional protection, development activity (including the placing or depositing of fill within wetlands and the one hundred (100) year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.
- ~~E Mitigation projects must take into consideration the type, quality, location, and size of the wetlands being impacted.~~
- F Seminole County shall pursue agreements with the District that allow the brokerage of mitigation projects for impacts to Nested and Special Basins as fee simple dedications to the Seminole County Natural Lands Program.
- G Creation, Enhancement, and Restoration projects proposed as mitigation shall be evaluated based on the type, quality, size, and location of the wetlands being impacted, and shall not be encouraged in lieu of Preservation and Upland Conservation ~~and the establishment of a County-run comprehensive wetland mitigation program funded in part through the payment of fees in lieu of performing mitigation activities.~~

Policy CON 7.10 Wetland Regulation-Intergovernmental Coordination

Seminole County shall coordinate efforts with the St. Johns River Water Management District and the US Army Corps of Engineers to maximize the



benefits of mitigation in the Wekiva, Jesup, and Econlockhatchee River Basins, and in the Rural Areas of the County.

Policy CON 7.11 Management of Publicly Owned Wetlands

Seminole County shall continue to coordinate with local, State, and federal entities that own land in the County to implement projects for the management of wetlands and other natural resources.

OBJECTIVE CON 8 ENERGY CONSERVATION

The County shall conserve and properly manage energy resources for existing and future generations by supporting efforts for achieving energy conservation and sustainability and by implementing energy conservation measures and practices.

Policy CON 8.1 Review of County Energy Measures

The County shall review, with each Comprehensive Plan Evaluation and Appraisal Report, existing Countywide energy conservation measures and practices, and, if necessary adopt additional Comprehensive Plan policies that further the goal of achieving measurable results in energy conservation. The review shall include an evaluation of the effect of County plans, programs, and policies and determine how to reduce energy impacts and make efficient use of energy resources. The review may also include the use of the International Council for Local Environmental Initiatives software, which provides a systematic framework for local governments to track energy and waste-related activities in a community, and to calculate the amounts of greenhouse gases produced by each activity and sector.

Policy CON 8.2 State and Federal Incentives

The County shall support incentives by the State and federal government to promote energy efficiency and conservation, including solar and other clean alternative energy sources.

Policy CON 8.3 Coordinated Energy Conservation

The County shall endeavor to coordinate with the municipalities to promote energy conservation and education.

Policy CON 8.4 Alternative Energy Sources

The County shall encourage the development of power generating facilities that are more energy-efficient and rely on clean alternative energy resources, such as natural gas, fuel cells, or solar energy.

~~**Policy CON 8.5 Seminole County Energy Conservation Committee**~~

~~The Seminole County Energy Conservation Committee shall develop a proactive approach to energy conservation, including creation of an energy mission statement, policy, and plan for the future.~~

Policy CON 8.6 Florida Energy Code and requirements of Florida Statute

The County shall continue to enforce the Florida Energy Code to ensure that construction meets or exceeds required energy conservation requirements and shall ensure that its Building Code complies with the energy conservation



requirements of Florida Statutes for residential construction, as noted in *Policy HSG 11.1 Renewable Energy Resources in Residential Development*.

Policy CON 8.7 Coordination with Electrical Power Companies

The County shall provide growth projections and other data, as needed, to the power companies to coordinate better on estimating future energy consumption by new growth.

Policy CON 8.8 Use of Alternative Energy Sources

The County shall continue to use solar power, or other forms of alternative power, where available and feasible.

Policy CON 8.9 Energy Efficiency Measures in Fleet Services

The County shall endeavor to increase fuel efficiency in County fleet vehicles to an industry average of 35 miles per gallon ~~by 2020~~, consistent with federal legislation approved in 2007.

Policy CON 8.10 Energy Conservation Measures in Leased Space

The County, when entering into contracts for leased space, will request energy conservation measures to be included in the contract from the leasing agency.

Policy CON 8.11 Energy Education Efforts by the County Extension Service

The County Extension Service will continue to provide energy related educational programs and energy conservation materials to County employees, the public, and for school age children.

Policy CON 8.12 Policy Review

The County shall review new policies, programs, and work plans for their ~~effect~~ effect on energy conservation and efficiency.

Policy CON 8.13 Promote Alternative Modes of Travel to Minimize Fuel Consumption

The County shall continue to support efforts put forth in the *County Transit, Pedestrian and Bicycle Multi-Modal Mobility Strategy and Quality/Levels of Service Mobility Strategy* of the Transportation Element (*Policy TRA 2.1.1*) and the *Energy Conservation Overlay* of the Future Land Use Element (*Policy FLU 4.2.4 Urban Centers and Corridors Overlay 5.17*), to increase mass transit ridership, use of SunRail commuter rail, bicycle and other alternative modes of travel as a means to minimize fuel consumption, and to encourage redevelopment in a more energy-efficient land use pattern that will enable more use of alternative modes of travel.

Policy CON 8.14 Continue the preservation of energy conservation features to discourage urban sprawl, reduce vehicle miles traveled and absorb carbon dioxide from the air

Seminole County shall continue its policies of acquiring environmental features, where financially feasible, while maintaining its existing network of preserved/managed lands, parks, treed roadways and enforcing wetlands rules. Benefits of preserved environmental features include a strong water recharge system, protection of the natural resources valued by those attracted to Seminole County, guidance of development away from more remote areas (thus reducing urban sprawl and vehicle miles traveled), reduction of heat effects in urban areas, and the absorption of carbon dioxide from the air.



CONSERVATION ELEMENT COMPREHENSIVE WETLANDS MANAGEMENT STRATEGY

INTRODUCTION

Seminole County uses a multi-faceted system to direct incompatible land uses away from wetlands. To date, this system has managed to preserve most of the wetland acreage in the urban area; however, the function of impacted systems has been altered (Econ Basin Study, Soldier's Creek Basin Study 2001, J. Exum and C. Shadrix). There are three primary methods by which the County directs incompatible land uses away from wetlands, and several secondary methods, all of which are described in the following narrative.

Primary Methods of Directing Incompatible Uses Away from Wetlands

- **Identification of Environmentally Sensitive Lands.** The first of these is the identification of environmentally sensitive lands that are to be preserved during the development process. As stated in *Objective FLU 5 Future Land Use Map Foundation*, preservation, preservation of natural resources is one of the foundations of the County's Comprehensive Planning process, innovative planning techniques and land development regulations.
- **Land Acquisition.** The second primary means of protecting wetlands is reliance on land acquisition via the County's Natural Lands Program, the St. Johns River Water Management District, and the Florida Department of Environmental Protection. To date, there are over 18,000 acres of the County's 41,000 acres of wetlands in public ownership, which translates to roughly 43% (source: Seminole County Information Technology Services).
- **Special Areas.** The County and State have designated areas (Future Land Use Element) for special consideration to protect wetlands. These include the Wekiva River Protection Area and the Econlockhatchee River Protection Zone, as well as the special East Rural Area.

Secondary Methods of Directing Incompatible Uses Away from Wetlands

The secondary methods of directing incompatible uses away from wetlands are through the implementation and execution of the Comprehensive Plan's Future Land Use designations, and the Land Development Code of Seminole County.

- **Special Techniques.** For example, allowing clustering of development, or planned development, in exchange for preserving open areas, which protects natural resources from development.
- **The Environmentally Sensitive Land Overlay.** This method, which could be considered the cornerstone of wetlands protection techniques, limits the permitted uses on wetland properties.
- **The Urban/Rural Boundary.** This Boundary forms the foundation for both wetland regulation and for the land uses that are assigned throughout the County. The County's Comprehensive Plan includes criteria regarding the locational analysis component of Standards for Amending the Urban/Rural Boundary (FLU Element) that further protect wetlands.

Tertiary Methods of Directing Incompatible Uses Away from Wetlands

Tertiary methods of wetland protection included:



- Application of the Environmentally Sensitive Land Overlay through continued implementation of *Policies FLU 1.1 Environmentally Sensitive Lands, 1.2 Floodplain Protection, 1.3 Wetlands Protection, 1.4 Conservation Easements, 12.8 Compliance Agreements Between Seminole County and the Florida Department of Community Affairs, 12.9 Wekiva River Protection Area Environmental Design Standards, and Objective FLU 13 Protection of the Natural Resources of the Wekiva Study Area* and its policies used to protect wetlands from incompatible uses.

LAND ACQUISITION

The purchase of environmentally sensitive lands is perhaps the most significant tool used to protect wetlands. Three primary public entities have purchased thousands of acres of environmentally sensitive lands in Seminole County: the Seminole County Natural Lands Program, the St. Johns River Water Management District, and the Florida Department of Environmental Protection. Seminole County, which has adopted as its motto "Florida's Natural Choice", has long recognized the value of preserving its natural environment, not only for the sake of preservation, but also to achieve other important economic and community development goals. The Seminole County Comprehensive Plan was amended in 1987 and embraced the basic tenants of sustainable development. The Plan recognized the importance of balancing urban growth with the preservation of the County's pristine natural resources, including the St. Johns River, the Wekiva River, and the Econlockhatchee River, as well as over 55 listed species of plants and animals. In 1990, the voters of Seminole County approved a referendum that allocated \$20 million dollars towards the purchase of ecologically valuable lands for the purpose of preservation and passive recreation.

The passing of the natural lands referendum presented more than just an opportunity for the County to preserve natural resources, it also represented an opportunity for the County to partner with State and federal agencies to purchase lands and provide a larger base from which to fund purchases. To date, over one-fifth of Seminole County has been set aside in public ownership. This was made possible largely due to the active support of the community, including land donations from property owners and developers. This program made it possible to try and protect some of the systems that together form a mosaic of high-quality wetlands and uplands that extend into other counties of the region, resulting in the protection to date of approximately 43% of wetlands in Seminole County. In 2000, the voters of Seminole County continued the commitment to preservation by approving an extension of five million dollars for purchase of additional natural lands and \$20 million dollars for the development of greenways and trails ~~that will connect these areas. To date the County has acquired one additional Natural Lands Property and completed three signature trail corridors.~~ The Exhibit *FLU: Conservation and Trails Corridors Greenways, Blueways, and Major Trails* clearly depicts the extent of publicly owned land in Seminole County to date.

FUTURE LAND USE MAP

Objective FLU 5 Future Land Use Map Foundation states "The County shall continue to develop and enforce innovative planning techniques and land development regulations designed to support the Central Florida Regional Growth Vision...and regionally significant natural areas. The Future Land Use Map series embodies strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner. This serves as one of the cornerstones for the form of development on the urban and rural landscapes, and clearly states as an objective that preservation of natural resources is a priority. *Exhibit FLU: Future Land Use Map* details the focus of land use in the County, which is notably dominated to the east by the areas assigned the Environmentally Sensitive Lands Overlay identification, illustrated by the use of a symbol imposed on top of areas with Future Land Use designations that include, but are not limited to,



Rural 3, Rural 5, Rural 10, and Low Density Residential. From a view of this map, it is important to point out several items. First, there are the Resource Protection Areas, illustrated on *Exhibit FLU: Resource Protection Areas*, and include the Wekiva River Protection Area, the Econlockhatchee River Basin, and the Geneva Lens Area, the latter of the two are contained within the designated East Rural Area. These areas are already receiving special protection from state and County regulations above and beyond that which is normally required. Second, it is also important to point out that the Wekiva River Protection Area (WRPA) has protection via the Wekiva Global Compliance Agreement (and subsequent amendment to policy by the Seminole County Comprehensive Plan) that allows no wetland impacts, and requires a 50 foot upland buffer around all wetlands in the WRPA, which is in addition to the St. Johns Water Management District Riparian Habitat Protection Zone (RHPZ) and protection zone requirements. The Econlockhatchee River also has a RHPZ requirement by both the County and the District. These areas are considered special areas in this process and described in greater detail below. With the exception of these special areas, only a small area within the designated urban area is the focus of discussion. This includes the portions of the County surrounding the cities of Altamonte Springs, Casselberry, and Winter Springs, and the area south of the City of Oviedo. There are relatively few wetlands in these areas compared to those in public ownership and those in the East Rural Area. Most of these wetlands are surrounded by intense development by the municipalities, although the predominant land use assigned by Seminole County is Low Density Residential, and Planned Development (see "Unique Planning Techniques").

SPECIAL AREAS

As stated previously, there are three special areas in the County that make up roughly 75% of the County's landform (unincorporated area): "The Wekiva River Protection Area", The Econlockhatchee River Basin, and the "East Rural Area," which includes much of the Econlockhatchee River Basin. *Issue FLU 11 Protection of Rural Areas* describes the protection of the Wekiva and Econlockhatchee areas. The "Wekiva River Protection Area" and "East Rural Area" represent two separate and distinct areas within Seminole County where the Comprehensive Plan sets forth specific policy guidance for the long-term maintenance of rural character.

In 1988, the Florida Legislature enacted the "Wekiva River Protection Act" for the purpose of protecting the natural resources and rural character of the "Wekiva River Protection Area" as defined in the Act. To comply with the Act, the County amended its Comprehensive Plan creating a set of Plan policies to ensure the maintenance of the rural density and character in the aggregate, protect natural resources, and ensure the long-term viability of the Wekiva River Protection Area (WRPA) (see *Objective FLU 14 Revitalization of Major Corridors* and the *Exhibit FLU: Future Land Use Map* of this Plan). In 1999, with assistance from the Florida Department of Community Affairs, various environmental groups and citizens, the County adopted a Plan objective and additional set of Plan policies, substantially based on the "1999 Wekiva Special Area Study", to provide greater protection for this area. The Comprehensive Plan also establishes that wetlands within the WRPA shall be protected, and a 50 foot upland buffer shall be required around all wetlands. As additional protection, development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.

The Wekiva and Econlockhatchee River Basins were also designated as Nested Basins by the St. Johns River Water Management District in 2000, meaning that most of the mitigation projects for wetlands in these areas are required to remain within the basin. This is in addition to the



requirement for compliance with 550 foot Riparian Habitat Protection Zones for both basins. The Lake Jesup Basin was designated by House Bill 2365 as a Special Basin unto itself during the 2000 session, which created additional requirements that exceed those with nested status.

In 1991, the County's Comprehensive Plan was amended, based on the "1991 East Seminole County Rural Area Plan" to create the "East Rural Area" of Seminole County (see *Objective FLU 11 Preserve Rural Lifestyles in Seminole County* and the *Exhibit FLU: Future Land Use Map* of this Plan). This Plan amendment created and assigned a set of Rural future land use designations (Rural-3, Rural-5, and Rural-10) and associated rural zoning classifications (A-3, A-5, and A-10) to properties within the East Rural Area. These land use designations and zoning classifications, together with Plan policies and Rural subdivision standards, were established to preserve and reinforce the positive qualities of the rural lifestyle of the East Rural Area. In 1999, the Comprehensive Plan was amended, based on the "1999 Chuluota Small Area Study" to further strengthen the rural character of the East Rural Area. The East Rural Area of Seminole County is distinguished from the County's predominantly urban area by the Urban/Rural Boundary (see the *Exhibit FLU: Future Land Use Map* of this Plan).

Policy FLU 3.2.1 ~~11.1~~ *Recognition of East Rural Area* states, "The County shall continue to enforce Land Development Code provisions and land use strategies that recognize East Seminole County as an area with specific rural character rather than an area anticipated to be urbanized. It shall be the policy of the County that Rural Areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and Land Development Code enforcement consistent with the rural character of such areas." *Policy FLU 3.1.8* ~~11.4~~ *Rural Cluster Development* sets guidelines for cluster development in the Rural Area, and includes as an objective the protection of natural resources.

In addition to the studies cited above, the Board of County Commissioners approved the Seminole County 2006 Rural Character Plan. In summary, this Plan identifies issues and concerns affecting preservation of the East Rural Area and an evaluation of Comprehensive Plan policies and land development regulations. The Comprehensive Plan also attempts to provide a balance and thoughtful series of recommendations designed to maintain and protect the rural character of the East Rural Area. The Plan represents a collaborative effort between Seminole County and the citizens of the East Rural Area and includes recommendations for tools or strategies to preserve the rural character and lifestyle of the East Rural Area.

~~Urban/~~ East Rural Boundary

Having established that the East Rural Area contains a high-quality mosaic of valuable wetland and upland systems, it is important to recognize that the County has adopted a limited number of land use designations of very low density in the Rural Area to protect these resources. This entire program is detailed in the Future Land Use Element under the heading, "RURAL LAND USE CATEGORIES," which defines the criteria for the Rural-3, Rural-5, and Rural-10 Future Land Use designations. Seminole County requires an amendment to the Urban/Rural Boundary to allow for a land use change beyond these three designations, and has added protection of wetlands to the criteria for amendment of this boundary (see FLU Element, Standards for Amending the Urban Rural Boundary).

Unique Planning Techniques

An effective by-product of the Future Land Use designations is the application of unique planning techniques, such as clustering. Clustering is one of the most effective tools for preserving wetlands during development, when applied properly. Currently, clustering is encouraged in ~~Planned Developments~~, the Wekiva River Protection Area (~~Objective FLU 14 Revitalization of~~



Major Corridors Objective FLU 2.3 Preservation of the Natural Resources and the Rural Character of the Wekiva River Protection Area and the East Rural Area (*Policy FLU 11.4-3.1.8 Rural Cluster Development*). There are demonstrated examples of the success of this technique in Seminole County (Alaqua Lakes, Magnolia Plantation). Additionally, the preservation or creation of contiguous open space is encouraged in Planned Developments through compact development.

Environmentally Sensitive Lands Overlay

Perhaps the most important component of wetland protection resulting from the Future Land Use Element is the Environmentally Sensitive Lands Overlay. The County uses this tool to regulate development and preserve environmentally sensitive areas including both wetlands and floodplains. By definition, the Environmentally Sensitive Lands area is an overlay that includes the extent of floodplains and wetlands in Seminole County. This information is consistently based on the most recent data provided by the St. Johns River Water Management District. These data are subject to the limitations of existing data from a variety of sources, including National Wetlands Inventory and US Geological Survey Data. In most cases, the extent of wetlands from a jurisdictional standpoint is determined via ground-truthing as part of an official wetlands survey. This is discussed as a process in the latter part of this section. The Environmentally Sensitive Lands Overlay is implemented for wetland protection via the regulation of development consistent with the provisions of the Land Development Code of Seminole County (LDC), and contains very specific criteria and performance standards that preserve wetlands to the maximum extent possible. In conjunction with the LDC update, ~~scheduled for completion by 2010,~~ the County will evaluate the need to provide a more comprehensive series of wetland regulations that includes the significance, type, land use, extent, development compatibility, and performance standards prior to County review and approval. In addition to these standards, dedication to the County of all post-development wetlands is required (*see Policy FLU 2.2.1 1-2-Floodplain Protection*). ~~In the past the County enforced a percent impact based program (i.e., where only 10% of wetlands on site were allowed to be impacted). Currently, the County enforces a mitigation based program which focuses maximum protection on the rural Area of the County along with the Wekiva River Protection Area. The specific mechanisms will be contained in the LDC; however, the intent of this narrative as policy is to identify the rationale that there are important functional differences of systems in the East Rural Area that are vital to the natural wealth of the County.~~

The Environmentally Sensitive Lands Overlay is used to identify where wetlands exist and is applied as one of the first steps in a developer's process of site evaluation. Typically, the developer is responsible for having on-site wetlands delineated and signed off by the jurisdictional agencies (US Army Corps of Engineers, Florida Department of Environmental Protection, St. Johns River Water Management District, and Seminole County's Natural Resources Officer). Once this is completed, the regulations apply to the jurisdictional wetland lines, and the other portions of the property are evaluated using the underlying future land use designations.

Contained within the Definition Section of the Future Land Use Element is a detailed description of allowable uses within areas identified as Sensitive Environmental Lands on the Future Land Use Map. These uses are determined by the County to be compatible with wetlands and passive in nature. This section of the Future Land Use Element also describes the previously mentioned process of verification of the jurisdictional lines of wetlands and floodplains, and describes in greater detail the special provisions associated with the Environmentally Sensitive Lands areas.



Zoning

Once the intent of the Future Land Use designation and the application of the Environmentally Sensitive Lands Overlay have been realized, zoning becomes yet another tier of compatibility. The Comprehensive Plan sets forth the long-range potential uses of property in the context of a lawful planning horizon, and provides for a wide array of potential zoning classifications within each future land use designation. The compatibility of zoning districts is generally evaluated using *Exhibit FLU: Compatible Transitional Land Uses*. This application relates only to the future land use designations that are underlying any overlaid designations, such as Environmentally Sensitive Lands. A key point when speculating how zoning is applied, provides that a property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a future land use designation. Numerous planning, timing, compatibility, public facility, and other generally acceptable planning issues affect the appropriateness of assigning a particular zoning classification or approving a particular future land use designation with regard to a particular parcel of property. *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*, provides a clear picture of the allowable zoning districts per future land use designation. All policies of the Future Land Use Element work to further this goal. FLU Policies 1.1-3.2 specifically address protection of natural resources and compatibility issues, which ultimately affect allowable zoning compatibility. Of importance is to reference previous discussion regarding the portion of the County that does not fall within a special area (within the urban area adjacent to the cities of Altamonte Springs, Casselberry, Winter Springs, and Oviedo). Most of these areas are adjacent to heavily urbanized areas, and the County has designated these areas predominately with the Low Density Residential Future Land Use designation with some having received the Planned Development Future Land Use designation. Planned Development allows for the Planned Development (PD) zoning classification, which encourages the preservation or creation of open space through compact development-clustering. PD zoning is also allowed in other future land use designations, such as Suburban Estates and Low Density Residential to provide for clustering-compact development while maintaining the overall allowable density of the underlying future land use designation. These considerations notwithstanding, the Environmentally Sensitive Lands Overlay and process applies in some of these areas, as shown on the Future Land Use Map, as an additional layer of protection.

CONCLUSION

Seminole County continues to be a highly desirable place to work, play, live, and learn through the achievement of redevelopment, compact, mixed-use development, and the preservation of the natural resources upon which the logo "Florida's Natural Choice" is based. The Comprehensive Plan provides a systematic approach to how the protection of wetlands is achieved, and when applied in accordance with this Plan, these components adequately serve to direct incompatible uses away from all wetlands and preserve the high-quality mosaic of interconnected wetland and upland systems that are of regional significance.



RECREATION AND OPEN SPACE ELEMENT INTRODUCTION

The Recreation and Open Space chapter, or “element” of a comprehensive plan, is required by State Law. This Element is required to indicate a comprehensive system of public and private sites for recreation, including, but not limited to, natural preservation areas, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities. The facilities identified by this Element also demonstrate Seminole County’s consistency with the principles of the Central Florida Regional Growth Vision.

Seminole County officially began its parks system in 1969 with the passage of a \$1.6 million bond issue resulting in the acquisition of four (4) major park sites: Lake Mills, Sylvan Lake, Red Bug Lake, and Sanlando. Prior to 1969, the County operated special facilities, which met a specific need such as boat ramps, but no developed park sites. In the early 1970’s, the County created the Parks and Recreation Division to provide for development and maintenance of both existing and new park facilities. The County also established a Parks and Recreation Advisory Board to provide feedback to assist the Parks and Recreation Division in developing the County Parks System.

As of 2008, Seminole County manages a variety of park and recreational facilities, trails, and natural lands ranging in size from less than one (1) acre to 1,600 acres. The types of parks available include community, neighborhood, mini-parks, special use parks and facilities, linear parks (recreational trails), and passive resource parks (natural lands).

In 1990, the voters of Seminole County approved an ad valorem tax to fund over \$20 million dollars in bonds for the purchase of environmentally sensitive lands, primarily for preservation, and where compatible, for passive recreational uses. Additionally, in 2000, voters approved a second referendum providing \$20 million dollars for trails acquisition and development, and an additional \$5 million for acquisition of environmentally sensitive lands.

Seminole County currently maintains approximately ~~960-1,263~~ acres of existing public parks, over ~~6,622-6,633~~ acres of natural lands and ~~472 acres~~ 98 miles of trails providing both active and passive recreational opportunities to all Seminole County residents. These areas are comprised primarily of 5 (five) existing community parks ~~(including a golf course)~~ ranging in size from 50 acres to over 1,000 acres with, ten (10) neighborhood parks, and ~~seven-eight (8)~~ special use parks ~~(including a golf course)~~, and five boat ramp parks also maintained by the County. Providing water access via five (5) boat ramp parks is strongly valued by our residents. ~~In 1992, the County began operation of the softball complex, which also provides an additional community park.~~ The County also maintains access for passive recreation such as hiking, mountain biking and equestrian use, at ~~seven (7)~~ eight (8) Wilderness Areas and one (1) Preserve, containing ~~4,300 acres and approximately 25 miles of marked trails.~~

To assess the current park system and identify user preferences, the County conducted a survey of residents and park users in ~~1987, and again in 1999-2020.~~ As a result of the survey, the County has implemented ongoing master planning for continued development of the County’s park system. Referring to the results of the survey and the completion of an updated Trails Master Plan in 2021, the County will be embarking on an updated Parks and Recreation Master Plan in 2023.

The County’s long-range parks program was previously based on the development of a system of community parks, which provide both active and passive facilities and serve residents Countywide. The Capital Improvements Element of the Comprehensive Plan establishes 3.6 acres per 1,000 in population for total park acreage and 1.8 acres per 1,000 in population of developed park acreage. The County’s population is approaching 430,000 residents. The County will continue to evaluate options for the provision of future active recreational facility needs through updating and implementing a Countywide ~~Leisure Services~~ Parks and Recreation Master Plan that will meet the recreational needs of a growing population.



Primary sources of information used to produce this element include the following:

- A. 1987 Parks Survey Report
- B. 1998 Parks Survey Report
- C. 1999 Recreation and Open Space Master Plan
- D. Parks Master Plans
- E. Spring Hammock Management Plan
- F. Seminole County ~~Leisure Services~~ Parks and Recreation Department
- G. ~~Seminole County Greenways and Trails Master Plan~~ Trails Master Plan 2021 Update
- H. Wilderness Areas ~~Master Management~~ Plans
- I. 1990 and 2000 Voter Referendums and related ordinances
- J. Leisure Services Master Plan Update 2018
- K. 2015 Needs Assessment Survey Engagement Survey
- L. 2020 Public Opinion and Needs Assessment Survey



RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND POLICIES

The County shall provide a high quality recreation and open space system that provides lands, facilities and programs to adequately serve the needs of the current and future residents of Seminole County, and establish and maintain a system of open spaces, which preserves significant environmental lands, protects wildlife habitat corridors, and provides passive recreational opportunities.

OBJECTIVE REC 1 PARK SITE AND FACILITY PROVISION

The County shall provide a system of park sites with a variety of both user-oriented and resource based facilities and recreational programs to serve the needs of current and future County residents through regular reviews and updates of the Countywide Park Master Plan.

Policy REC 1.1 Community Parks

The County shall continue to provide, through implementation of the Capital Improvements Element, a system of community parks that includes a community park within a 10–20-minute drive of every County resident, and provides that 30-40% of every community park should remain in open space for passive recreation, wildlife habitat, aesthetics, etc.

Policy REC 1.2 Regional Parks

The County shall continue to rely on the State of Florida to provide regional park facilities such as ~~the Wekiva River Basin~~ the Wekiwa Springs State Park, the Little Big Econ State Forest, and the Lower Wekiva River Preserve State Park.

Policy REC 1.3 Reserved

Policy REC 1.4 Large Development Recreation Requirements

The County shall continue to enforce existing County Land Development Code recreation and open space requirements for planned developments and large residential developments to ensure trail connectivity, school/park linkage opportunities.

Policy REC 1.5 Park Adequacy

The County shall continue to assess park adequacy, future facility needs and user preferences and willingness to pay through, at a minimum, the following methods:

- A. Continued input from the ~~Leisure Services Parks and Preservation~~ Advisory Committee, special interest groups, and public meetings; and
- B. Park surveys conducted on a five (5) year basis in conjunction with updating the Parks and Recreation System Master Plan.

Policy REC 1.6 Park Facility Inventory

The ~~Leisure Services Division~~ Parks and Recreation Department regularly updates their park and facility inventory through the park master plan process.

Policy REC 1.7 Park Availability

The County shall continue to expand accessibility and assess other alternatives to increase the availability of recreational facilities to the public.

Policy REC 1.8 Park Master Plans



The County shall continue to develop specific plans for future park sites to meet user demands and to identify and preserve environmentally sensitive areas. Guidelines for active uses adjacent to environmentally sensitive areas shall include, at a minimum, provisions for buffers, lighting, setbacks, and native landscaping.

Policy REC 1.9 Spring Hammock Preserve

~~The County has implemented the Spring Hammock Management Plan, which includes joint projects with the School Board, the Florida Division of Forestry, other educational institutes, and interested environmental agencies. This property is jointly owned with the State of Florida. Through an agreement with the Seminole County Public Schools, it houses the Environmental Studies Center that provides environmental education programs for third and fifth graders. The Spring Hammock 10 Year Land Management Plan was updated and approved by the State in 2016.~~

Policy REC 1.10 Historical Sites

The County shall endeavor to ensure the preservation of, and where appropriate, provide ~~accessibility~~ access to significant historical sites on County owned and managed land through ~~conservation land management~~ and parkland master plans.

OBJECTIVE REC 2 ACCESSIBILITY

The County shall ensure adequate and safe public access to all County parks and recreational facilities, including vehicular, pedestrian, trail, bicycle, and handicapped access.

Policy REC 2.1 Park Access Special Populations

The County shall ensure that future park sites and recreational facility improvements provide for accessibility to ~~handicapped~~ all users and shall ensure the adequate provision of vehicular, bicycle, and pedestrian accessways, including the implementation of the Countywide Greenways and Trails Master Plan.

Policy REC 2.2 Park Access Pedestrian

The County shall continue to evaluate its criteria to require pedestrian connections to public park sites and to require installation of additional pavement width with new development and the expansion of public roadways.

Policy REC 2.3 Access Requirements

The County shall continue to review and amend Land Development Code requirements for development of open space and recreational facility level of service requirements for planned developments, mixed use developments, and residential developments to ensure adequate vehicular, pedestrian, and bicycle access is provided to on-site and adjacent park sites, and where applicable, connections to the County's greenways and trails.

Policy REC 2.4 Transit Access

The County shall coordinate with LYNX₇ and other appropriate transportation providers₇ to evaluate and expand, if necessary, transportation routes to parks and recreational facilities to provide access to and from residential and urban areas to parks for all groups including the handicapped, lower income residents, ~~the elderly~~ senior citizens, and the general public.

Policy REC 2.5 Public Awareness



The County shall continue to expand ways to enhance the public awareness of parks and programs through a variety of print and electronic media formats such as the County's website, brochures, newsletters, public television, social media, etc.

Policy REC 2.6 Waterway Access

The County shall continue to ensure access to waterways associated with the County's Parks and Facilities; provided, however, the County may regulate no wake zones and speed zones in accordance with the law including, but not limited to, the rules of the Florida Department of Environmental Protection.

OBJECTIVE REC 3 PUBLIC AND PRIVATE RESOURCE COORDINATION

The County shall maximize the use of public and private resources in the provision of park and recreational facilities to meet current and future demands.

Policy REC 3.1 Neighborhood Park Provision

The County shall continue to require planned developments and large residential developments to provide and maintain neighborhood recreational facilities and open space as a part of the development review process.

Policy REC 3.2 School Facility Joint-Use

The County shall continue, through interlocal agreements, to evaluate the opportunities for the joint use of existing school and County recreational facilities and shall pursue the location and design of future park sites.

Policy REC 3.3 Private Facility Use

The County shall continue to provide interlocal agreements and cooperate with private recreational organizations for use of County parks and facilities in order to provide a variety of recreational programs.

Policy REC 3.4 Private/Not for Profit Facility Use

The County shall continue to make parks and recreation facilities available to private and not for profit groups for cultural programs, special events, and festivals, which serve the public interest.

Policy REC 3.5 School Board Environmental Study Center

The County shall continue to support the School Board's Environmental Study Center at Spring Hammock Preserve to promote natural studies and environmental and historical awareness including proposals for expanding existing programs.

OBJECTIVE REC 4 LEVEL OF SERVICE STANDARDS

The County shall continue to establish programs and enforce standards to ensure the acquisition and development of community, regional, and neighborhood park facilities to meet current and future demand. These levels of services standards will be re-examined during each System Master Plan update.

Policy REC 4.1 Levels of Service

The County shall adopt and maintain the following levels of service through the implementation of the Capital Improvements Element, the development approval process and ongoing operations of the Leisure Services Parks and Recreation Department.

- A. Total Park Acreage: Seminole County shall ensure that sufficient park acres are available to meet future growth demands by maintaining the



current level of service of ~~3-6~~ 15.7 acres per 1,000 residents Countywide within urban community park sites.

- B. Developed Acreage: To ensure that adequate park facilities are provided to accommodate growth demands, Seminole County shall continue to maintain the current level of service of 1.8 developed park acres per 1,000 residents for total park acreage needs. This standard includes both active and passive recreational facilities.

Policy REC 4.2 Service Area Park Facilities

The adopted service area for park facilities are countywide as depicted in ~~Exhibit REC: County Parks and Facilities.~~ **Exhibit REC: County Parks and Facilities.**

OBJECTIVE REC 5 TRAIL PROVISION

The County shall continue to implement its ~~Greenways and Trails Masterplan~~ to ensure safe access to park sites and shall evaluate available opportunities for the acquisition and development of bike/trail networks which will link park sites, schools, and adjacent municipal/urban centers ~~including with~~ pedestrian and bicycle trails.

Policy REC 5.1 Bike/Trail Provision

The County shall coordinate with the Metropolitan Planning Organization, Florida Department of Transportation, County municipalities, School Board of Seminole County, and other appropriate agencies to study and implement options for future coordinated provisions of a bike/trail network.

Policy REC 5.2 Recreational Trail Development

The County shall continue to develop and maintain the ~~showcase~~ signature trails, which include the Seminole Wekiva Trail, the Cross-Seminole Trail, and the Flagler Trail, as well as others identified in the ~~Countywide Greenways and Trails Master Plan 2021 Update~~. These efforts shall include, at a minimum, application for available grant funding for trail development from the Florida Department of Environmental Protection, other sources of government and private grants, and voter-based referenda.

Policy REC 5.3 Abandoned Railroad Acquisition

The County shall continue to evaluate abandoned CSX Railroad rights-of-way for potential public use benefits and pursue acquisition if appropriate and feasible.

Policy REC 5.4 Road/Bike Lane Provision

The County shall continue to evaluate and amend, if necessary, the Land Development Code regulations and public road design standards for bike paths in conjunction with roadway design and improvements.

Policy REC 5.5 Florida Trail/Rails to Trails

The County shall coordinate with the Florida Trail Association, the Rails to Trails Conservancy, the Department of Environmental Protection's Office of Greenways and Trails, and other organizations involved in the acquisition and development of trail systems within Seminole County.

Policy REC 5.6 Flagler Trail

The County shall continue to allow the use of the Flagler Trail property by the Florida Trail Association and shall encourage the expansion of the Florida Trail within Seminole County.



OBJECTIVE REC 6 FUNDING OF THE ACQUISITION AND DEVELOPMENT OF OPEN SPACE AND PARKS.

The County shall continue to fund the acquisition and development of parks, open space and recreational facilities through the use of a variety of funding sources, as available, including the general fund, grants, partnerships with schools, municipalities, and developer contributions and user fees.

Policy REC 6.1 Park Funding

The County shall explore other sources of funds for acquisition and development of park lands in addition to the General Fund. Sources may include developer commitments, grants, partnerships with school and municipalities, user fees, and impact fees to supplement the General Fund allocations for the acquisition and development of parks, trails, and open space.

Policy REC 6.2 Recreation Grants

The County shall continue to pursue State and federal grants, including funding from the Florida Communities Trust program, for the acquisition and development of recreational and open space lands and facilities.

Policy REC 6.3 Donation/Matching Funding

The County shall continue to pursue donations of land and matching funds to secure grants for the acquisition and development of park sites and facilities.

Policy REC 6.4 Natural Areas Acquisition

The County shall continue to pursue the complete acquisition and preservation of Natural Areas through the Florida Forever Program, the Seminole Forever Program, or its successor program, Natural Lands impact fees, other grant funding, general fund, referenda, and other appropriate mechanisms.

Policy REC 6.5 User Fees

The County shall apply the concept of user fees to offset the cost of maintaining and programming facilities where appropriate.

Policy REC 6.6 St. Johns Water Management District Acquisition

The County shall coordinate with the St. Johns River Water Management District (District) to designate priority open space areas for acquisition under the District's Five Year Land Acquisition Program.

Policy REC 6.7 Bond Referendum

The County ~~shall~~ may consider the option of a bond issue to fund acquisition of additional park land and open space, and ~~developed development of~~ additional trails to maintain adopted level of service standards, ~~if approved by a public referendum.~~

OBJECTIVE REC 7 OPEN SPACE PRESERVATION

The County shall develop a system of open spaces through the preservation and/or acquisition of significant lands, native habitat and habitat of endangered, threatened and species of special concern, and through the development review and approval process.

Policy REC 7.1 Open Space Standards

The County shall evaluate and amend, as necessary, the standards upon which Policies ~~FLU 1.1 Environmentally Sensitive Lands~~ **FLU 2.1.1**



Environmentally Sensitive Lands through FLU 1.4 Conservation Easements, and Policy FLU 4.4 Urban Open Space, On-site Recreational Amenities and Buffering Performance Frameworks for Infill/Redevelopment Areas **FLU 2.1.4 Conservation Easements, and Policy FLU 4.1.3 Urban Open Space, On-site Recreational Amenities and Buffering Performance Frameworks for Infill/Redevelopment Areas** are based, and the Land Development Code's provisions to implement those policies, based on the findings of Evaluation and Appraisal Reports.

Policy REC 7.2

Environmentally Sensitive Lands Overlay

The County shall protect Environmentally Sensitive Lands through continued implementation of Policies FLU 1.1 Environmentally Sensitive Lands **FLU 1.1 Environmentally Sensitive Lands** through FLU 1.4 Conservation Easements **FLU 1.4 Conservation Easements**, Policies FLU 12.8 Compliance Agreements Between Seminole County and the Florida Department of Community Affairs **FLU 12.8 Compliance Agreements Between Seminole County and the Florida Department of Community Affairs** and FLU 12.9 Wekiva River Protection Area Environmental Design Standards **FLU 12.9 Wekiva River Protection Area Environmental Design Standards**, and Objective FLU 13 Protection of the Natural resources of the Wekiva Study Area **Objective FLU 13 Protection of the Natural resources of the Wekiva Study Area** and its policies as a means of preserving locally significant wetlands and major open space areas by maintaining the mosaic of high quality wetland habitat found in the Wekiva and Econ Basins, the Lake Jesup Basin, and the East Rural Area of Seminole County.

Policy REC 7.3

Wekiva and Econlockhatchee River Protection Zone

The County shall enforce all clearing and building setbacks or protection/buffer zones and areas along the Wekiva River, and Econlockhatchee River and such other water bodies as imposed by rules of the St. Johns River Water Management District, any State agency or as may be otherwise imposed by law, provided that a minimum 200 foot clearing and building setback shall be set along the Wekiva River, as measured from the ordinary high water elevation or the landward limit of established conservation areas, to serve as a scenic and environmental buffer to maintain the status quo of the natural environment and prevent public harms.

As additional protection, development activity (including the placing or depositing of fill within wetlands and the one hundred (100) year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.

Policy REC 7.4

Natural/Environmental Land Acquisition and Preservation Programs

The County shall continue to coordinate with the Florida Department of Environmental Protection and all other appropriate agencies to establish and revise regulations and programs for the acquisition and preservation of natural/environmental lands.

Policy REC 7.5

Agency Coordination

The County shall work in conjunction with the State of Florida, the St. Johns River Water Management District, the Nature Conservancy, the Trust for Public Lands, and other appropriate agencies involved in conservation lands to create a Countywide system and a Greenways/Trails/Blueways system.

**Policy REC 7.6****Acquisition Program-Local Assistance**

The County shall support and assist in the acquisition of projects significant resource areas located within Seminole County, including, but not limited to, Spring Hammock Preserve, Wekiva buffers, and the Lower Econlockhatchee River Projects. This support may include joint acquisition, development of conceptual management plans and property management. Acquisition and assistance programs to be pursued shall include the Florida Forever Program and its successor program, the Trust for Public Lands as well as the Nature Conservancy, State of Florida, and St. Johns River Water Management District.

Policy REC 7.7**Significant Open Space and Natural Lands Acquisition**

The County's Natural Lands Endowment and Bond fund has been depleted. ~~The County shall continue to use funding resulting from the November 6, 1990, Natural Lands Bond Referendum and from the November 7, 2000, Natural Lands Completing the Connection Bond Referendum pursue other avenues for funding that may include general fund, grants, bond referenda, the Seminole Forever Program, and impact fees, for the acquisition of significant native habitats, open space areas, and greenways. Lands to be acquired shall be designated based on criteria recommended by developed with the Leisure Services Parks and Preservation a Board appointed advisory committee and adopted by the Board of County Commissioners, and shall include, at a minimum, consideration of:~~

- A. Vulnerability to development;
- B. Species diversity and habitat completeness;
- C. The rarity and abundance of habitat types;
- D. Animal and plant species designated by the Florida Natural Areas Inventory and other agencies as endangered, threatened and of special concern;
- E. Long term management; and
- F. Passive recreational use potential.

Policy REC 7.8**Central Florida Regional Growth Vision (How Shall We Grow?)**

The County shall endeavor for consistency with the principle of preserving open space, recreational areas, farmland, water resources, and regionally significant areas, as established by the 2007 Central Florida Regional Growth Vision (How Shall We Grow?).

Policy REC 7.9**Open Space Standards for Private Development**

The County shall assess, during each Evaluation and Appraisal Report, the need to update the definitions, standards and guidelines within the Seminole County land development regulations for open space requirements for subdivisions, other new developments and redevelopments to implement the policies of this Comprehensive Plan.

OBJECTIVE REC 8 SCENIC ROADWAYS

The County shall continue to preserve the visual quality of scenic roadways in Seminole County.

Policy REC 8.1**Scenic Road Designation**

The County shall designate roadway sections or entire roadways as scenic roadways based upon:



- A. Amount of existing vegetation cover and development along the roadway;
- B. Number of curbcuts, traffic signals, and other obstructions to through traffic movement; and
- C. Future land use designations assigned to properties along the roadway.

Policy REC 8.2 Scenic Roads-Development Standards

The County ~~shall adopt~~ has adopted standards for future development along designated scenic roadways ~~by, 2010~~. Standards shall include, at a minimum:

- A. Building setbacks and heights;
- B. Signage, lighting, and outdoor advertising;
- C. Curbcuts and utilities in the right-of-way;
- D. Fences and walls, and other structures within the setback; and
- E. Minimum tree size, ~~arbor tree removal restrictions~~, and supplemental landscaping requirements.

Policy REC 8.3 Joint Projects

The County shall continue to pursue interlocal agreements and joint projects with municipalities and private agencies for the designation, implementation and funding of scenic roadway programs where appropriate.

Policy REC 8.4 Joint Funding

The County shall identify and determine the feasibility of alternative revenue sources for the implementation of scenic corridor programs.



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HOUSING ELEMENT INTRODUCTION

The Housing Element is required by State Law. It must contain standards to be followed for provision of housing for all current and anticipated residents, elimination of substandard conditions, and provision of adequate sites for future housing. This element analyzes the general makeup of the Seminole County housing market and identifies issues and concerns related to housing in the County. Goals, objectives, and policies are then presented that address these issues and concerns. This element also projects future housing and construction needs.

As required by Chapter 163, Florida Statutes, and because Seminole County receives State and Federal affordable housing funds, this element also examines the housing needs of the County's lower income residents and those with special needs. The need to address Workforce Housing is also ~~addressed~~ discussed in this element.

This element is divided into three sections: (1) background information on the County's housing, (2) an analysis of the need for additional housing and any specific housing issues that need to be examined, and (3) goals, objectives and policies, where a specific plan for ensuring the County's need for housing is presented.

OVERVIEW OF HOUSING MARKETS

Housing choice, especially for buyers, can be viewed as s a compromise between shelter and investment. A house is the average American family's single biggest lifetime investment. Location ~~decisions~~ also plays a role in housing choice and entails a distance compromise between work, home and lifestyle. The average commuting time across the nation is approximately 27.6 ~~24.3~~ minutes according to 2019 ~~2005~~ Census estimates. The average travel time to work in Florida is 28.4 ~~24.8~~ minutes, and Seminole County workers travel an average 27.9 ~~25.6~~ minutes according to Census estimates and the 2019 Commuting Trends in Florida published in December 2020.

For parents with school children, the quality of the respective school district is often of critical concern. Real estate studies have repeatedly shown that high quality schools have a strong positive influence on residential property values. Other studies have presented evidence that nearby trails, greenways, and parks have a positive effect on property values. The availability of shopping and other services also add value to the community's housing stock. The reciprocity between employment and housing remains an area of much study and interest, however, all else remaining equal, households prefer to live closer to their jobs. For this reason, job creation and retention goals remain closely aligned with housing.

Many aspects of housing valuation can be affected by the actions of local government. As indicated, schools, commercial space, amenities, and jobs all influence the local housing market. If one of the key ~~tenants~~ tenet of good government is growth in property values and good neighborhoods, then both government and its citizens have common cause in working together.

THE SEMINOLE COUNTY HOUSING MARKET

Seminole County is located north of Orlando along the Interstate 4 corridor. Historically, the County has served as a suburb (i.e., "bedroom/commuting community") for Orlando. However, Seminole County's role as a bedroom community within the region has undergone substantial change. In 1990, two-thirds of the County's workforce left the County to go to work every morning, by 2005, this trend has almost reversed with approximately 63.2% of the workforce both living and working within the County.



The County's school district became one of the few districts to adopt impact fees. By 1995, its sustained focus on academics had made the district one of the best in Florida. In a Newsweek national ranking, all of Seminole County's high schools ranked in the top 3% nationwide. Good schools are now a major factor in corporate relocation, ~~crossing over into~~ contributing to economic development.

The County's expressway and interstate highway system, and the new Central Florida Commuter Rail System will efficiently connect Seminole County with the larger region. These connections generated continued growth into the center of the County. However, the County's eastern Rural Area will remain out of the County's urban services boundary as part of the County's rural conservation efforts and remain largely low density/rural into the future.

Collectively, the combination of location and wise community self-investment have now made Seminole County ~~the~~ a corporate and residential regional location of choice in Central Florida. Over the long-run, rising property values and a relatively strong residential development market are still expected in Seminole County despite the statewide slowdown in housing activity in 2006-2008.

This element documents these changes, assesses the impacts these changes have on the County's housing market, and recommends actions the County will need to take to support the long-term appreciation of the County's housing stock. In addition, this element addresses the need for obtainable housing opportunities and a variety of choices in support of the principles of the Envision Seminole 2045 Plan. ~~Central Florida Regional Growth Vision ("How Shall We Grow?").~~



HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

~~Ensuring~~ Ensure adequate affordable housing for all current and anticipated residents of Seminole County by maintaining a high quality residential housing stock and encouraging the use of renewable energy resources in residential development.

OBJECTIVE HSG 1 PRIVATE SECTOR HOUSING DELIVERY

The County shall continue to support private sector housing production capacity sufficient to meet the housing needs (market demand) of existing and future residents.

Policy HSG 1.1 Streamlined Development Review

The County shall continue ~~the reduction of~~ reducing financing costs for residential developers by maintaining its streamlined development approval process through organizational and ~~computer~~ technological enhancements.

Policy HSG 1.2 Expedited Affordable Housing Review

The County shall continue to provide an expedited priority for all projects meeting the definition for affordable or workforce housing development throughout the development review process.

Policy HSG 1.3 Federal/State/Local Program Impact

The County shall continue the existing State-mandated process of reviewing new federal, State and local housing regulations to determine their impacts on the cost of local housing production (and especially the impact on housing for very low and low income households).

Policy HSG 1.4 Parcel Location Assistance

The County shall assist developers (and especially affordable housing developers) in locating appropriate parcels for housing development through the existing "Future Land Use and Committed Land Use" publication and by updating the vacant land use, acquisition area, and infrastructure maps and inventories on a periodic basis. *Policy HSG 3.6 County Owned Property* addresses Chapter 125.379, Florida Statutes, requirements regarding disposition of county property for affordable housing.

Policy HSG 1.5 Affordable and Workforce Housing Developments

The County shall provide incentives for building a variety of affordable and workforce housing types at appropriate densities on lands allowing residential and mixed-use development, in locations near public transit facilities and the SunRail stations.

Policy HSG 1.6 Infill Development

The County shall incentivize a range of housing types, including affordable and workforce housing, on infill and redevelopment parcel areas, especially in



proximity to public transportation and SunRail stations. Performance frameworks in the Land Development Code must ensure compatibility with surrounding areas.

OBJECTIVE HSG 2 HOUSING STOCK PRESERVATION

The County shall encourage the improvement and continued viability of existing neighborhoods.

Policy HSG 2.1 Clearance Program

The County shall continue to eliminate vacant dilapidated housing as soon as practical through the continuation of code enforcement activities using Federal resources including the demolition of dilapidated structures, when appropriate.

Policy HSG 2.2 Rehabilitation

The County shall improve the existing housing stock on a countywide basis by continuing the use of Community Development Block Grant (CDBG), HOME Investment Partnerships and State Housing Initiatives Partnership Program funds.

Policy HSG 2.3 Homeowner Assistance

The County shall continue to encourage individual homeowners to increase private reinvestment in housing by providing information on available programs, providing technical assistance, and by continuing the use of Community Development Block Grant funds for infrastructure improvements and community facilities in lower income neighborhoods.

Policy HSG 2.4 Development Performance Framework

The County shall maintain compatibility between new developments and existing neighborhoods through the application of land use intensity and performance frameworks.

Policy HSG 2.5 Public Awareness Programs

The County shall continue its public awareness program for the County's Municipal Services Benefits Unit Program.

OBJECTIVE HSG 3 AFFORDABLE HOUSING

The County shall continue efforts to provide adequate housing development for very low, low, and moderate income households, the elderly, and rural and farm worker households.

Policy HSG 3.1 Adequate Sites for Affordable Housing

The County shall work with and meet with affordable housing providers (both for-profit and non-profit) on a regular basis to assist in the identification and location of adequate sites for affordable housing within the County's lower income areas.

Policy HSG 3.2 Housing Information Service

The County shall continue to make available land use, housing, and housing agency services information to assist both very low and low income households (including ~~homeless~~ homeless ~~unhoused~~ persons and families) in finding adequate housing and/or shelter (including emergency shelter, if applicable), and to assist nonprofit developers in locating suitable development sites for both very low and low income housing.



Policy HSG 3.3 Affordable and Workforce Housing Density Bonuses

The County will continue to evaluate potential Comprehensive Plan and Land Development Code amendments regarding provisions designed to encourage a range of obtainable, affordable, and workforce housing opportunities and choices. In addition, the County shall continue to enforce the Land Development Code provisions relating to Alternative Density Options authorized by this Policy that encourage development of affordable housing opportunities. The Land Development Code shall implement this Policy by including provisions for:

- A Allowing development up to seven dwelling units per net buildable acre on sites with Low Density Residential Future Land Use designation, up to 12 dwelling units per net buildable acre on sites with Medium Density Residential, and up to 22 dwelling units per net buildable acre on sites with High Density Residential Future Land Use designation. Increases in density within the Mixed Development Future Land Use designation shall be considered consistent with **Policy FLU 5.15 4.2.2 Mixed Use Developments (MXD) Land Use Designation**. Increases in density shall be considered consistent with *Policy FLU 5.17 4.2.4* within the Urban Centers and Corridors Overlay;
- B Providing ~~that~~ a density bonus on a sliding scale based on the percent of units priced for low and very low income households provided on the development site;
- C Allowing reduced lot sizes and reduced open space requirements for shared community recreational amenities, reduced setbacks or build-to lines, zero-lot line, as well as clustered developments for single-family projects;
- D Allowing reduced lot sizes and reduced open space requirements for shared community recreational amenities, reduced setbacks, zero-lot line, duplex, triplex, quadplex and low rise (two story) apartments, as well as clustered developments for multifamily projects;
- E Allowing reduced lot sizes and reduced open space requirements for shared community recreational amenities, reduced setbacks, low rise, midrise and highrise affordable and workforce developments within the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay;
- F Providing standards to ensure the integration of conventional market rate units and affordable and workforce units to prevent the undue concentration of lower income units within the development site;
- G Ensuring that units intended to be affordable are not distinguishable from the market rate units;
- H Requiring compatibility of the development with surrounding neighborhoods;
- I Requiring a binding agreement as part of the Development Agreement to ensure the percentage of units intended to meet the needs of the low and very low income buyers and renters are delivered and remain available to qualified households when units change occupancy; and Enabling child day care, community center, small scale (neighborhood scale) retail and/or personal service, tutoring and office uses as accessory uses to the development when intended to serve the needs of the occupants of the development within the Medium Density Residential Future Land Use designations; allowing these uses as permitted uses for developments within



the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay.

Policy HSG 3.4 ~~Elderly~~ Senior Housing

The County shall increase the supply of housing suitable for and affordable by elderly households by continuing to support State Housing Initiatives Partnership, HOME Investment Partnerships, Orange County Housing Finance Authority and Florida Housing Finance Corporation-financed projects. Affordable housing for the elderly shall be encouraged in the East Altamonte neighborhood to meet the needs of existing residents wishing to remain in that neighborhood.

Policy HSG 3.5 Farm Worker Housing

Based on market demand, ~~The County shall, based on market demand,~~ work to provide a sufficient number of decent, safe, sanitary, and affordable farm labor housing units for migrant farm workers as a conditional use in certain zoning classifications, subject to special criteria.

Policy HSG 3.6 County Owned Property

Beginning in 2007, and every three years thereafter, the County shall prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. The properties identified as appropriate for use as affordable housing on the inventory list adopted by the County may be:

- J Offered for sale and the proceeds may be used to purchase land for the development of affordable housing; or
- K Used to increase the local government fund earmarked for affordable housing; or
- L May be sold with a restriction that requires the development of the property as permanent affordable housing; or
- M May be donated to a nonprofit housing organization for the construction of permanent affordable housing; or
- N The County may otherwise make the property available for use for the production and preservation of permanent affordable housing.

OBJECTIVE HSG 4 WORKFORCE HOUSING

The County shall provide incentives to increase, and shall maintain, the supply of workforce housing.

Policy HSG 4.1 Employer Assisted Housing

The County shall engage and partner with major employers in regard to providing housing assistance to eligible employees. Strategies available to the County include partnering with private organizations in recruitment efforts, extending education to organizations on available programs, and pursuit of public/private partnerships that leverage resources such as the State's Community Workforce Housing Innovation Pilot Program.

Policy HSG 4.2 Optional Nonresidential Intensity Bonuses and Workforce Housing

The Seminole County Land Development Code shall be amended to implement ***Policy FLU 5-15 4.2.2 Mixed-Use Developments*** of the Future Land Use



Element of the Seminole County Comprehensive Plan, which will permit a commercial intensity bonus (typically measured in units of Floor Area Ratio, or FAR) in the Mixed Development ~~f~~Future ~~L~~and ~~u~~Use designation in exchange for providing workforce housing units as part of a mixed-use development. This intensity bonus is intended to provide an incentive to developers for providing workforce housing in locations where it is deemed both desirable and advantageous to Seminole County, and to enable the County to ensure a range of obtainable housing opportunities and choices in support of the Central Florida Regional Growth Vision.

Policy HSG 4.3 Workforce Housing in Economic Development Target Areas

New housing developments located within any of the economic development target areas identified in the Comprehensive Plan shall ensure that 15% of the project's housing (rental or owner occupied) will be obtainable by employees earning the average wage within the subject Economic Development Target Area. Exceptions shall be granted in cases where the applicant demonstrates that an adequate supply of workforce housing exists within close proximity, or insufficient market support exists for workforce housing within the subject target area.

Policy HSG 4.4 Mixed Residential Development

~~By January 1, 2012, t~~The County shall develop and adopt into the County's Land Development Code a Mixed Residential Zoning District that shall allow for a full-range of housing types (e.g., condominiums, town homes, single family) to be developed, by right, within the same project.

OBJECTIVE HSG 5 PUBLIC PRIVATE PARTNERSHIP

The County shall continue to develop joint partnerships with the private sector through Federal and State housing subsidy programs and other local initiatives.

Policy HSG 5.1 Affordable Housing Trust Fund

The County shall continue to maintain its Federal/State-funded Affordable Housing Trust Funds to purchase and ~~"write-down"~~ help subsidize the cost of land, impact fees, supporting infrastructure, and other supplement housing delivery costs as a means of encouraging for-profit and nonprofit developers to build and otherwise provide housing for very low and low income households.

Policy HSG 5.2 Finance Authorities

The County shall provide affordable housing financing assistance for both single family and multifamily units and developments by continuing to participate with the Orange County Housing Finance Authority, local housing authorities and the Florida Housing Finance Corporation, when appropriate.

Policy HSG 5.3 Homeless Assistance

The County will continue to use Emergency Shelter Grants Program funding and other appropriate funding earmarked for ~~homeless~~ unhoused assistance to provide financial, food and shelter assistance to individuals and families, provide assistance for ~~homeless~~ unhoused persons to make the transition to permanent homes and to prevent ~~homelessness~~ people from becoming unhoused. The County will continue to cooperate with the Regional Commission on Homelessness.



OBJECTIVE HSG 6 HISTORIC HOUSING

The County shall promote the identification, evaluation, preservation and protection of historically significant properties, including nonresidential structures.

Policy HSG 6.1 Master Site File Update

The County shall periodically update the County's portion of the Florida Master Site File by continuing to assist the Department of State Division of Historical Resources efforts in this regard.

Policy HSG 6.2 Historic Housing Identification

The Housing Information Service shall continue to assist property owners in the identification of historically significant housing and in locating, applying for and using any State and federal assistance programs, including rehabilitation and adaptive reuse programs.

OBJECTIVE HSG 7 MODULAR HOMES AND MANUFACTURED/MOBILE HOMES

The County shall provide sufficient and appropriate sites for manufactured/mobile home housing and permit modular homes on residentially zoned property.

Policy HSG 7.1 Zoning Classifications and Future Land Use Designations

The County shall continue to allow modular homes as a permitted use in all single family residential zoning classifications. Manufactured/mobile homes shall continue to be allowed subject to applicable Land Development Code provisions, and shall be allowed as permitted uses in the zoning classifications associated with Rural-3, Rural-5 and Rural-10 Future Land Use designations.

OBJECTIVE HSG 8 DISPLACEMENT/RELOCATION

The County shall continue to provide a fair and lawful method to ensure uniform treatment for households and businesses displaced by County programs.

Policy HSG 8.1 Policy Plan

The County shall continue to maintain a federally mandated and locally enforced anti-displacement and relocation assistance policy plan that ensures that reasonably located standard and affordable replacement housing is offered to persons displaced through County action or County funding prior to their displacement.

OBJECTIVE HSG 9 GROUP AND FOSTER HOMES

The County shall provide sufficient sites and provisions for group homes and foster homes.

Policy HSG 9.1 Group Homes

The County shall continue to allow for the development of non-exempt group homes as a conditional use within all single family residential zoning districts.

Policy HSG 9.2 Foster Homes

The County shall encourage residential alternatives to institutionalization by maintaining State-mandated non-discriminatory standards and criteria regarding



the location of foster homes licensed by the Florida Department of Children and Families.

Policy HSG 9.3 Design Standards

The County shall maintain State-mandated group home placement criteria to ensure the maximum compatibility between group homes and conventional residential development.

OBJECTIVE HSG 10 HOUSING PROGRAM IMPLEMENTATION

The County, in conjunction with its partners, will take a proactive role in formulating an effective affordable housing program.

Policy HSG 10.1 Housing Program Implementation

The County's Community Services Department shall continue to be the lead agency to formulate a coordinated affordable housing development and assistance program and administer the County's various housing and community development/redevelopment activities.

OBJECTIVE HSG 11 THE USE OF RENEWABLE ENERGY RESOURCES IN RESIDENTIAL DEVELOPMENT

The County, as required by the enactment of House Bill 697 in 2008, shall support the use of renewable energy resources in residential development.

Policy HSG 11.1 Renewable Energy Resources in Residential Development

The County shall ensure that its Building Code complies with energy conservation requirements of Florida Statutes for residential construction. In addition, the County shall not enter into a deed restriction, covenant, declaration, or similar binding agreement, nor shall it approve a condominium development with similar agreements, that prohibits or has the effect of prohibiting solar collectors, clotheslines or other energy devices based on renewable resources. Condominiums may determine the specific location where solar collectors may be installed on a roof, as long as such determination does not impair the effective operation of the solar collector.

OBJECTIVE HSG 12 COMMUNITIES FOR DIVERSE POPULATIONS

The County shall support the capability of residents of all ages, incomes, and abilities to remain in their neighborhoods by allowing a greater variety of housing unit types, where they can be safely and adequately served by public facilities and services, and where neighborhood character can be preserved.

Policy HSG 12.1 Accessory Dwelling Units (ADUs)

Consistent with *Policy FLU-5.18 5.4.9 Accessory Dwelling Units*, the County shall amend its Land Development Code as necessary to permit ADUs within new and existing single family developments. Approval of ADUs shall be subject to conditions including, but not limited to, neighborhood compatibility, adequate lot size, and off-street parking.



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TRANSPORTATION ELEMENT

PURPOSE

The Transportation Element provides for a safe, convenient mobility system coordinated with the Future Land Use pattern of Seminole County, supporting the Central Florida Regional Growth Vision ("How Shall We Grow?") and Envision Seminole 2045, emphasizing multimodal mobility and public transportation systems where feasible, and serving the unique characteristics of Seminole County's Conservation, Countryside, and Urban Centers and Corridors. The Seminole County 2045 Transportation Mobility Plan shall implement the goals and objectives of this Element.



TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL TRA 1 COUNTRYSIDE AND CONSERVATION

The County shall develop and maintain an effective, convenient and economically feasible transportation system in its Rural Countryside and Conservation Areas that provides regional access for people and goods, is compatible with environmental conservation, provides access to recreational opportunities, and that preserves the rural quality of life.

OBJECTIVE TRA 1.1 LEVEL OF SERVICE STANDARDS

The County shall establish and utilize level of service standards for the provision of the County Transportation System and for the portion of the State Highway System in the Rural Area of the County that will measure progress toward achieving the stated goal through implementation of the following policies. These levels of service shall be used for development review purposes, except as otherwise provided in ***Policy TRA 1.1.10 Alternative Land and Mobility Development Proposals***.

Policy TRA 1.1.1 County Road Level of Service Standards

The County shall establish operational level of service standards for the peak operating hours based on the latest edition of the Highway Capacity Manual. For rural arterial and collector roadway segments on the County's major road system, the adopted level of service standards shall be as follows:

- A** All arterial and collector County Roads in the Countryside and Conservation Area: Level of Service (LOS) E
- B** Special Transportation Areas: LOS E as determined in accordance with provisions of the Comprehensive Plan
- C** Facilities parallel to exclusive mass transit or toll facilities: LOS E
- D** Physically/Policy constrained facilities: Not degrade more than 20% below applicable standard

Exhibit TRA: Generalized Maximum Service Volumes for County Arterial and Collector Roadways shows maximum service volumes for rural arterial and collector roadways.

Policy TRA 1.1.2 State Highway Level of Service Standards

The operational level of service standards, as defined by the Seventh Edition of the 2000 Highway Capacity Manual, for roadway segments in the unincorporated areas of the County on the Strategic Intermodal System (SIS) (Interstate 4 and SR 417) shall be based by the County on the Statewide minimum level of service standards established by the Florida Department of Transportation (FDOT). The FDOT minimum level of service standard "D" shall also apply to roadway segments classified as SIS connector facilities, including I-4 and the SIS connectors, Persimmon Avenue between SR 46 and the Amtrak Station entrance and SR 46 between I-4 and Persimmon Avenue; the emerging SIS facility, US



17-92 between I-4 and Volusia County and the emerging SIS connector, Lake Mary Boulevard between SR 417 and the airport. For other State roads on the State highway system that are not part of the Strategic Intermodal System, the operational level of service standards shall be "E", as listed in ***Exhibit TRA: Level of Service Standards for State Highways***. Level of service standards based on travel time data are shown in ***Exhibit TRA: Travel Time Level of Service Criteria***.

Policy TRA 1.1.3 Policy Constrained County Facilities

For County roadways within Countryside (East Rural) and Conservation areas, all arterial road segments shall be constrained to four lanes and all collector road segments shall be constrained to two lanes.

Policy TRA 1.1.4 County Functional Classification of Roads

The County shall continue to establish and use functional classifications that provide greater detail and direction than those assigned by Federal Highway Administration, but are consistent with Federal Highway Administration's designations. ***Exhibit TRA: Existing FDOT Functional Classifications, and Exhibit TRA: Future County Functional Classifications*** depict the respective functional classifications. *Exhibit TRA: Functional Classifications - County Roadways* and *Exhibit TRA: Functional Classifications - State Roadways* list both classifications for State and County roadways.

Policy TRA 1.1.5 Techniques for Determining Roadway Level of Service

For the evaluation of existing and near term traffic conditions, the County has used: (1) Travel Time Delay Studies for selected County roadway segments; and (2) the maximum service volume table for roadways which were not evaluated using Travel Time and Delay Studies. ***Exhibit TRA: Generalized Maximum Service Volumes for County Arterial and Collector Roadways*** and ***Exhibit TRA: Generalized Maximum Service Volumes for State Roadways*** will be used where more specific analysis is not available.

Traffic operation models and other assessment techniques may be used where the County determines that a more detailed analysis is desired. In determining levels of service, the County shall follow procedures and techniques based on the latest edition of the Highway Capacity Manual.

Policy TRA 1.1.5.1 Refined Roadway Level of Service Analysis Techniques

Subject to prior approval by the County, the County may authorize refined methodologies and techniques to be used in the review and evaluation of development proposals for the determination of existing and future levels of service on specific roadway segments, the development of specific mitigation plans, corridor or intersection design analysis or other situations where more precise input data and analysis is desired by the County prior to final action on the development proposal. Acceptable methodologies and techniques may include, but are not limited to:

- A** Trip generation studies;
- B** Traffic studies;
- C** Trip characteristics studies;
- D** Travel time/speed/delay studies;
- E** Passer-by and internal trip analysis;



- F** Person trip analysis;
- G** Planning level models;
- H** Traffic operation models;
- I** Intersection analysis;
- J** Corridor/subarea analysis; and
- K** Multimodal analysis.

Policy TRA 1.1.5.2 Multimodal Transportation Long-Term Strategies

The County, in concert with its cities, shall continue to develop and adopt long-term strategies to support and fund mobility within the designated exception areas located in the nonrural portion of Seminole County (the Dense Urban Land Area/Transportation Concurrency Exception Area). When appropriate, the County shall adopt strategies and standards that recognize that:

- A** Improvements in overall operation of the County's overall mobility system outweigh localized deficiencies, and
- B** Improvements in the overall multimodal transportation system outweigh deficiencies in the roadway system, and
- C** Improvements in the overall urban environment benefit the rural area by attracting redevelopment to the urban area, thus reducing pressure on the rural area to develop.

These multimodal level of service standards shall address accessibility for vehicular traffic, pedestrians, cyclists, transit and other modes.

Policy TRA 1.1.6 Measurement of Roadway Operational Level of Service

The Seminole County Generalized Maximum Service Volumes for Arterial and Collector Roadways is an appropriate guideline for comparing the Level of Service (LOS) for different years, in order to establish the extent of traffic service improvement or deterioration over time.

The generalized guidelines are not an appropriate indicator of the actual operational LOS or of the improvement needed to correct a LOS that is deemed "deficient". Rather, the generalized guidelines, when applied to a specific road link, should be interpreted as meaning that under worst-case conditions, the "deficient" link might need improvement of some type, and that further analysis using the procedures of the latest edition of the Highway Capacity Manual is warranted. It is further emphasized that even where a road link is found to be deficient according to Highway Capacity Manual methods, the appropriate remedy to restoring a satisfactory LOS is not necessarily widening of the link, but could instead be:

- A** Intersection improvements;
- B** Signal timing changes;
- C** Turning or auxiliary lanes;
- D** Access management;
- E** Reclassification of the road;
- F** Signal removal;



- G** Improvements in parallel corridors;
- H** Mass transit improvements;
- I** Improvement in other modes of travel; or
- J** Numerous other traffic engineering measures including roundabouts.

Current roadway operating level of service is displayed in ***Exhibit TRA: Existing Roadway Level of Service 2007***. Operating roadway level of service for 2025 is shown in ***Exhibit TRA: Projected Level of Service 2025***.

Policy TRA 1.1.7 Concurrency Management System, Mobility Management, and Ongoing Monitoring Program

The County shall maintain its Concurrency Management System (CMS) that monitors transportation level of service for facilities and services for which the County has established minimum acceptable level of service standards for those portions of the County that are not included within a Transportation Concurrency Exception Area (TCEA), and shall monitor mobility strategy success for those areas within a TCEA. The purpose of the CMS is to ensure that adequate public facilities and services are available or are scheduled to be available in a manner which is consistent with State law. The purposes of the Mobility Strategy are to ensure the availability of multiple modes of transportation while enabling the revitalization/redevelopment of urban areas and preventing urban sprawl. The County shall continue an ongoing program to:

- A** Monitor operating conditions on transit, arterial, and collector roadways;
- B** Collect and evaluate data for the evaluation of existing transit level of service and possible updating of that level of service in certain areas;
- C** Collect and evaluate data for the establishment of peak hour level of service thresholds and maximum service volumes based on operational analysis of roadways, where needed;
- D** Establish strategies for measuring and improving bicycle and pedestrian facility availability and use; and
- E** Establish procedures for measuring roadway level of service thresholds using either travel speeds or traffic volumes, where needed.

In implementing the program the County shall utilize methodologies, techniques, and procedures based on the latest edition of the Highway Capacity Manual, such as, Travel Time and Delay Studies, arterial analysis procedures and other operational analysis techniques. The County shall collect transportation system characteristics data in support of the program utilizing various data collection activities, which may include:

- A** Pedestrian and bicycle studies and counts;
- B** Transit ridership studies;
- C** Travel time and delay studies;
- D** Traffic counts;
- E** Traffic crash reports;
- F** Speed studies;
- G** Intersection studies;



- H** Data from the transportation system characteristics inventory; and
- I** Data reported by the closed loop signal system.

The County shall coordinate its efforts with other public and private entities.

Policy TRA 1.1.8 Annual Evaluation of State Constrained/Backlogged Facilities

At least annually, the County shall determine the need to evaluate the operating conditions on constrained and backlogged State roadway facilities in order to determine whether operating conditions have been maintained.

Policy TRA 1.1.9 Transportation Facility Transfer Standards

The County shall oppose any transfer of roadways to the County's jurisdiction unless the roadways are improved to meet County established operational level of service and design standards and are accompanied by a commensurate level of operating funding or additional local authority to generate funding without referendum.

Policy TRA 1.1.10 Alternative Land and Mobility Development Proposals

In order to avoid a taking or to support the Central Florida Regional Growth Vision, the County shall evaluate the potential positive impacts of approval of land development projects within that portion of the County that is not included within the Transportation Concurrency Exception Area (TCEA) when such projects meet one of the following criteria: the project incorporates public transit-related mobility projects as listed and defined herein or the project involves the use of development agreements or the project involves the use of development phasing. This policy shall apply when a development order is subject to denial on the basis of backlogged substandard operational level(s) of service on the major road system outside of the TCEA under the following circumstances:

- A** When the following conditions are met:
 - 1 Seminole County's Comprehensive Plan is in compliance with State law at the time of the development approval;
 - 2 The proposed development would be consistent with the future land use designation for the specific property and pertinent parts of the Seminole County Comprehensive Plan, as determined by the Board of County Commissioners;
 - 3 The Seminole County Comprehensive Plan includes a financially feasible capital improvements element that provides for transportation facilities to serve the proposed development, and Seminole County has not implemented that element;
 - 4 Seminole County has provided the means by which a landowner will be assessed a fair share of the cost of the transportation facilities necessary to serve the proposed development; and
 - 5 The landowner has made a binding commitment to Seminole County to pay the fair share of the cost of providing the transportation facilities to serve the proposed development.
- B** The following specific project components that may be a part of a development project located outside of the boundary of the Seminole County Transportation Concurrency Exception Area (TCEA) are not subject to transportation concurrency, and the inclusion of one or more of these transit-



related mobility projects within a land development proposal that is consistent with the Central Florida Regional Growth Vision shall enable the County to evaluate the potential positive impacts of the proposal:

- 1 Transit stations and terminals;
 - 2 Vehicular parking associated with transit stations and terminals;
 - 3 Park and ride facilities;
 - 4 Intermodal public transit connection or transfer facilities; and
 - 5 Fixed busways, guideways and rail stations and associated park and ride facilities.
- C** In recognition of the need in rural communities such as Geneva (outside of a TCEA) for job creation, capital investment and economic development, transportation concurrency shall not be applied to the following job-generating specific project components that may be a part of a development proposal and that support the agricultural nature of the area, including:
- 1 Produce markets for sale of locally grown produce (permitted under the Right to Farm laws);
 - 2 Agritourism uses, including bed and breakfast uses, farm tours, horse and buggy rental services, hayrides, canoe and nonmotorized water tourism rides, fishing guide services and bicycle rental;
 - 3 Ecotourism uses, such as wetland, birding, and hiking tourism services; photography safaris, and tourism-related natural lands remediation projects;
 - 4 Cultural tourism uses, including locally operated rural history museums, historical re-enactment theatrical activities, and locally operated arts and crafts studios and galleries; and
 - 5 Seasonal roadside produce stands operated by the owners or renters of the land, selling produce, baked goods, locally produced eggs, dairy products, canned and bottled goods, local crafts, and the like (permitted under the Right to Farm laws).

Policy TRA 1.1.11 Prior Development Order Conditions Remain Valid

Developments approved prior to the adoption of this Plan with conditions to improve the transportation system shall not be exempted from those conditions as a result of adoption of any level of service standard or any County Comprehensive Plan provision. To that end, nothing in this Plan shall be deemed or construed to eliminate or obviate any development condition placed upon a development as a condition of approval.

OBJECTIVE TRA 1.2 LAND USE AND DESIGN COORDINATION

The County shall establish and enforce land use, performance frameworks and transportation policies, standards and regulations in the countryside area that coordinate the development of the transportation system with the land development activities shown on the Future Land Use Map exhibit and which discourage urban sprawl through implementation of the following policies.

**Policy TRA 1.2.1 Consistency with Future Land Use Element**

In terms of all development proposals, the County shall require consistency between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element.

Policy TRA 1.2.2 Transportation/Land Development Coordination

To provide adequate accessibility to land use activities and to preserve the mobility function of major roadways and to discourage urban sprawl, the County shall continue to adopt and enforce policies, standards and regulations which relate the design and function of the roadway to the type, size, and location of the land uses which they serve.

Policy TRA 1.2.3 Coordinating Compatibility with Future Land Use Designations

The County shall coordinate with the Florida Department of Transportation, Florida's Turnpike Enterprise, MetroPlan Orlando, and other appropriate entities to ensure that new roadways or improvements to existing regional roadways in Rural Areas are designed in a way that is compatible with surrounding Future Land Use designations. The County shall ensure that proposed projects are designed in a context-sensitive fashion that addresses the physical, social, and environmental character of the area by requesting that the agencies responsible for the roadway improvements use the Federal Highway Administration process for Context Sensitive Solutions, or a similar process, for ensuring a collaborative, interdisciplinary planning process that involves all stakeholders in developing a transportation facility that (1) complements its physical setting; (2) preserves scenic, aesthetic, historic and environmental resources; and (3) maintains safety and mobility.

OBJECTIVE TRA 1.3 SAFE, EFFICIENT, AND LIVABLE TRANSPORTATION SYSTEM

The County shall establish and enforce policies, standards, and regulations as one means of providing for a safe, efficient and livable transportation system that provides convenient intermodal connections among automobiles and more energy efficient transportation modes in the Rural Area through implementation of the following policies.

Policy TRA 1.3.1 Rely on Existing Ordinances

The County shall continue to rely on Chapter 1 of the Engineering Manual (Transportation Standards) and other appropriate chapters of the Land Development Code of Seminole County and other related laws, rules, ordinances and resolutions to provide for a safe, convenient and efficient transportation system.

Policy TRA 1.3.2 Update Ordinances

The County shall review and, as deemed necessary, amend the Land Development Code and other related ordinances to ensure compliance with changes to State law and the text of the Comprehensive Plan.

Policy TRA 1.3.3 Require Construction to County Standards

The County shall require that all new or improved transportation facilities be constructed to County standards and shall review, on an annual basis, and amend, as deemed necessary, construction inspection practices. The County



requires transportation facilities be brought up to standard prior to development of unincorporated lands.

Policy TRA 1.3.4 Require Context-Sensitive Design

The County shall require that all new or improved roadways be designed and constructed in a manner that is supportive and reflective of adjacent land uses and development patterns. In accordance with the Future Land Use Element, the County shall adopt design standards that address the entire right-of-way to include complete street concepts.

Policy TRA 1.3.4.1 Context-Sensitive Landscape Standards.

The County shall amend its Engineering Manual to provide context-sensitive landscape standards for both rural and urban roadways within the County's rights-of-way.

Policy TRA 1.3.4.2 Required Context Sensitive Design or Use of Context Sensitive Solution Planning Process for Regional Roadway Projects in Rural Areas.

When new regional roadways are proposed or existing roadways are proposed for widening in the Rural Areas, Seminole County shall request that the Florida Department of Transportation or other agencies responsible for the project to employ either the principles of Context- Sensitive Design, or to initiate a Context Sensitive Solution Planning Process to ensure that the project occurs within an appropriate land use context. At a minimum, impacts to the following issues shall be evaluated: viewsheds, landscaping, water resources, historic and/or archaeological resources, environmental protection, and the continuing operation of existing Rural uses. Low Impact Development principles and BMPs shall be used to minimize impacts on water resources, landscaping, and environmental protection.

Policy TRA 1.3.5 Enforce Performance Frameworks for Rural Areas

The visual and functional characteristics of streets are important in the community. The performance frameworks are:

- A** Streets should be recognized as public open space.
- B** Where consistent with the Future Land Use Element, streets should be designed to accommodate a mix of travel modes including vehicles, equestrians, bicycles, possible future transit service, and pedestrian access.
- C** Streets should be designed holistically, considering the pavement, adjacent rural land uses, drainage needs, and pedestrianways where safe and consistent with the Future Land Use Element, and preservation of existing canopy trees and Florida-Friendly vegetation.

Policy TRA 1.3.6 Safety Considerations for New or Expanded Roadways

For new or expanded roadways, the County shall continue to consider adding an additional width of the outside lanes on rural roads to enhance safe operating conditions on the roadways for both motorized and non-motorized roadway users.

Policy TRA 1.3.7 Consideration of Intermodal Connections in Transportation Improvements

In the planning, design and construction of transportation improvements, the County shall consider the safety and efficiency of features at intermodal



connections, should any be included on rural roads. These features may include: bus stops, bus shelters, signage, pedestrian and bicycle/trail access, and handicapped access.

Policy TRA 1.3.8 Access Management

The County shall continue to establish and enforce policies, standards and regulations for the management of access points and connections to the County road system to include, but not be limited to, provisions for the location, design and frequency of access points and connections. Implementation of the State Access Management Program and the control of access connections to the State highway system consistent with Chapter 14-96 and 14-97, Florida Administrative Code and the Florida Department of Transportation (FDOT) Access Management Rule will be coordinated with the FDOT through the County's access permitting process.

Policy TRA 1.3.9 Park Access and Accessibility

The County shall ensure access to parks and accessibility within parks:

- A** The County shall ensure, through the Land Development Code, adequate vehicular, pedestrian and bicycle access provided to on-site and adjacent park sites during the development of planned unit developments and residential developments.
- B** The County shall coordinate with all appropriate transportation providers to evaluate and expand, if necessary, transportation routes to parks and recreational facilities to provide access for special groups including the handicapped people with disabilities, lower income residents, elderly senior citizens, and the general public.
- C** The County shall continue to require sidewalk connectors to public park sites and additional pavement width to be installed with new development and the expansion of public roadways.

Policy TRA 1.3.10 Bicycle and Recreational Trail Planning and Coordination

The County shall continue to fund and construct a countywide network of pedestrian, bicycle, recreational and equestrian trails. The County shall continue to coordinate with the Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a pedestrian and bicycle/trail networks.

Policy TRA 1.3.11 Livable Transportation System

To ensure the implementation of a livable transportation system, the County will strive to provide its residents and business community multiple travel choices and the ability to move from one mode of travel to another with ease, such as, parking one's car at a park and ride lot and accessing rail, express bus or local transit circulator, to reach one's destination in a timely fashion. A livable, multimodal transportation system is depicted in **Exhibit TRA: 2025 Multimodal Transportation** map exhibit and will be used by the County to conceptually plan for future transportation needs.



GOAL TRA 2 CENTERS AND CORRIDORS

Seminole County shall continue to improve and manage a multimodal mobility system that supports the long range future land use pattern within the unincorporated urban area established in the Future Land Use Element. The long range future land use pattern encourages infill development and redevelopment at appropriate locations within the unincorporated urban area (a Dense Urban Land Area, or "DULA") to support the Central Florida Regional Growth Vision "Centers and Corridors" concept. The multimodal mobility system emphasizes a full range of modes of mobility in the built up urban area, including public transit where viable, bicycle, and walking, as well as cars, vanpools and trucks for freight delivery. Use of alternative modes of mobility allows for development of infill parcels and redevelopment of declining areas in centers and corridors in a manner compatible with surrounding uses, avoiding or greatly reducing the emphasis on roadway capacity expansion as the main method of mobility. Capacity expansion alone undermines the desired future land use pattern by eliminating 'downtowns', 'main streets', and older historic neighborhoods while encouraging sprawl development.

OBJECTIVE TRA 2.1 MOBILITY STRATEGIES AND QUALITY/LEVEL OF SERVICE STANDARDS AND TRANSPORTATION/LAND USE COORDINATION

Seminole County revised its Long Range Future Land Use pattern in 2008 to more closely align with the principles of the Central Florida Regional Growth Vision Centers and Corridors concept.

The County previously established the Urban Centers and Corridors Overlay as a component of the established long range future land use pattern. Quality/Level of Service standards set in the following Policies will guide the County's capital and operating expenditures on mobility toward achieving the stated goal of mobility within the unincorporated urban area, will be used to evaluate development proposals in accordance with the provisions for the TCEA in Chapter 10 of the County's Land Development Code, and will ensure coordination of the transportation network with the future land use plan.

Policy TRA 2.1.1 Transit Quality/Levels of Service for the TCEA

Fixed Route Bus Transit Q/LOS:

LOS	Headway (Minutes)	Comment
A	<10	Passengers do not need schedules
B	10-14	Frequent service, passengers consult schedules
C	15-20	Maximum desirable time to wait if bus is missed
D	21-30	Service is unattractive to choice riders
E	31-60	Service available during the hour
F	>60	Service unattractive to all users

Source: Transit Capacity and Quality of Service Manual, Transportation Research Board



Existing LOS

Route	LOS
1	E
23	E
34	D
45	D
46E & 46W	E
102	C
103	C
106	D
434	E
436N & 436S	D

Level of Service will be increased when a route reaches 90% bus capacity over 80% of the route length.

Policy TRA 2.1.1.1 Pedestrian and Bicycle Quality/Levels of Service for the TCEA

Pedestrian Q/LOS (2017 - 2022): Identify locations needing ADA-compliant paved sidewalk on any side of corridor where SunRail station is located, or along major corridor where major employer, mixed use development, multifamily development, public park, libraries or public school is located, and program improvements; identify locations on side of corridor directly opposite the use to be served with sidewalk, and program improvements if needed; identify presence or absence of marked and signalized crosswalk within ¼ mile of the use to be served with sidewalk on corridor; program improvements where needed. If such a gap is identified within ¼ mile of the boundary of a proposed development, the Development Review process shall identify the development's fair share contribution toward such program improvements.

Pedestrian Q/LOS (2027): Paved ADA compliant sidewalk connecting the nearest intersection to SunRail station, or to major employers, mixed use developments, multifamily developments, public parks, libraries and public schools on both sides of corridor, and on side streets feeding the corridor; special emphasis or elevated and signalized crosswalk within ¼ mile of the major trip attractor and at intersections where high pedestrian or bicycle and vehicle accident rates have been reported.

Bicycle Q/LOS (2017 - 2022) Identify presence or absence of paved outside shoulder on each side of major corridors linking to SunRail stations, or major corridors serving major employers, mixed use developments, multifamily developments, public parks, libraries and public schools; program improvements where needed. Identify locations for bicycle parking at any Seminole County park and Seminole County office building located on the corridor and program improvements. If such a gap in paved outside shoulder is identified within ¼ mile of the boundary of a proposed development, the Development Review process shall identify the development's fair share contribution toward such program improvements.



Long Range Bicycle Q/LOS (2027) Paved outside shoulder on each side of corridor serving SunRail station or major corridor serving major employer, mixed use, multifamily development, public parks, libraries and public schools; bicycle parking at all County owned facilities along the corridor. On major collectors and arterials with greater than 3,500 ADT transition to FDOT standard bike lanes.

Policy TRA 2.1.2 County Road Level of Service Standards within and outside of the Dense Urban Land Area/Transportation Concurrency Exception Area

Florida Statutes require the inclusion of local roadway level of service standards within local comprehensive plans, even within a Transportation Concurrency Exception Area (TCEA), when roadway level of service is not the measure by which development is approved.

The County shall, therefore, use the Level of Service standards for roadways as shown in this Policy for the all Transportation Strategy Areas within the Dense Urban Land Area (DULA)/TCEA for monitoring purposes, in order to identify areas where multimodal improvements are needed, and not for development approvals based on roadway capacity. If the multimodal improvements needed require roadway improvements, first emphasis shall be upon intersection improvements to improve safety and reduce conflicts between modes; signalization/Transportation Demand Management improvements (especially those providing transit and pedestrian priority signalization); bicycle facility improvements, and pedestrian crosswalk/median improvements.

The level of service standards established within this policy for County roadways outside of the DULA/TCEA shall continue to be used for concurrency management purposes.

The following level of service standards for the peak operating hours are based on the 2000 Highway Capacity Manual. For arterial and collector roadway segments on the County's major road system the level of service (LOS) standards, applied as described in this Policy, shall be as follows:

- A** All County Roadways within Development/Redevelopment/Energy Conservation Corridors: LOS E + 10%
- B** All County Roadways within, or impacted by, traffic from Urban Energy Conservation and Mixed Use Centers: LOS E + 10%
- C** All other roadways in neighborhoods: LOS E
- D** Special Transportation Areas: LOS E or determined in accordance with provisions of the Comprehensive Plan
- E** Facilities parallel to exclusive rail or bus rapid transit facilities: LOS E + 10%
- F** Physically/Policy constrained facilities: Not degrade more than 20% below applicable standard: LOS E + 20%
- G** County roadways outside of the DULA/TCEA: LOS D

Exhibit TRA: Generalized Maximum Service Volumes for County Arterial and Collector Roadways shows maximum service volumes for urban arterial and collectors roadways

Policy TRA 2.1.3 State Highway Level of Service Standards

State Law requires that planning for a local government Transportation Concurrency Exception Area (TCEA) must consider and mitigate possible impacts



upon the State's Strategic Intermodal System (SIS), and must consult with the Florida Department of Transportation (FDOT) to ensure that operation of the SIS is not negatively affected. The mobility strategy for the Seminole County TCEA emphasizes incentives to attract riders to multiple modes of travel other than the SIS system, including the Central Florida Commuter Rail (SunRail) regional system, the LYNX routes that serve the TCEA, and pedestrian and bicycle paths. Quality/level of service standards have been defined for those modes to serve as guides in determining capital and operating expenses; annual evaluation of expenses will also provide an opportunity to determine if alternate modes are increasing in ridership. The County shall continue to coordinate its efforts with FDOT to ensure the optimal operation of both the County mobility strategy and the SIS facilities.

Policy TRA 2.1.3.1 Reserved

Policy TRA 2.1.4 Policy Constrained County Facilities

Policy constrained facilities are roadway segments on which it is not feasible to add at least two additional through-lanes to meet current or future traffic needs because of the need to achieve other important County goals, objectives or policies as determined by the Board of County Commissioners (Board). Based on prior and current direction of the Board, the following County arterial and collector roadway segments are currently identified as policy constrained regarding improvements:

- A** Bear Lake Road from Orange County line to S.R. 436 (permanent constraint to 2 lanes).
- B** Howell Branch Road from S.R. 436 to S.R. 426 (permanent constraint to 4 lanes).
- C** Lake Howell Road from Orange County line to S.R. 436 (permanent constraint to 2 lanes).
- D** Lake Markham Road from Markham Road to State Road 46 (permanent constraint to 2 lanes).
- E** Longwood Markham Road from Markham Road to State Road 46 (permanent constraint to 2 lanes).
- F** Markham Road from Orange Boulevard to Longwood-Markham Road (permanent constraint to 2 lanes).
- G** Markham Woods Road from S.R. 434 to Markham Road (permanent constraint to 2 lanes).
- H** Palm Springs Drive from Central Parkway to S.R. 434 (permanent constraint to 2 lanes).
- I** Red Bug Lake Road: from Eagle Circle to Tuskawilla Road (permanent constraint to 4 lanes).
- J** South Lake Sylvan Drive from Orange Boulevard to Lake Markham Rd. (permanent constraint to 2 lanes with alternative surface treatment program allowed to control erosion).
- K** General Hutchison Parkway from US 17-92 to Timocuan Way (permanent constraint to 2 lanes).



- L** Wymore Road from SR 436 to Orange County Line (permanent constraint to 2 lanes).
- M** All County facilities constructed or improved after December 15, 1999 that are located within the Wekiva River Protection Area are permanently constrained to their existing number of lanes ~~laneage~~. Exempted facilities are Orange Boulevard and those roads scheduled for improvement in the Capital Improvements Element in effect on December 15, 1999 (such as County Road 46A).

Policy TRA 2.1.5 Policy Constrained State Facilities

The County, the Florida Department of Transportation and the Metropolitan Planning Organization have identified the following State roadway segments as constrained facilities:

- A** SR 46 from US 17-92 to Mellonville Avenue (permanent constraint to 4 lanes).
- B** US 17-92 from Lake Monroe to Park Drive (permanent constraint to 4 lanes).

Policy TRA 2.1.6 County Functional Classification of Roads

The County shall continue to establish and use functional classifications that provide greater detail and direction than those assigned by Federal Highway Administration, but are consistent with Federal Highway Administration's designations. ***Exhibit TRA: Existing FDOT Functional Classifications***, and ***Exhibit TRA: Future County Functional Classifications*** depict the respective functional classifications. ***Exhibit TRA: Functional Classifications of County Roads*** and ***Exhibit TRA: Functional Classification for State Roads*** list both classifications for State and County roadways.

Policy TRA 2.1.7 Techniques for Determining Degree of Achievement of Mobility Strategy and Multimodal Quality/Level of Service

At least annually, the County shall use ridership, revenue miles of service data reported by all transit service providers (including SunRail) and estimates of functional population within the transit service area developed by the County's Growth Management Department to determine the degree of achievement of the County's strategy to shift trips to multiple modes of transportation. Data will also be requested from all transit service providers on ridership of bicyclists. Possible impacts on the Strategic Intermodal System will be examined at that time. Analysis will also be conducted to determine degree of reduction of greenhouse gases. Findings will be made as to degree of achievement and the need, if any, to alter the quality/level of service or to increase or alter financial commitments.

Policy TRA 2.1.8 Techniques for Determining Roadway Level of Service

For the evaluation of existing and near term traffic conditions, the County has used: (1) Travel Time Delay Studies for selected County roadway segments; and (2) the maximum service volume table for roadways which were not evaluated using Travel Time and Delay Studies. ***Exhibit TRA: Generalized Maximum Service Volumes for County Arterial and Collector Roadways*** and ***Exhibit TRA: Generalized Maximum Service Volumes for State Roadways*** will be used where more specific analysis is not available.

Traffic operation models and other assessment techniques may be used where the County determines that a more detailed analysis is desired. In determining



levels of service, the County shall follow procedures and techniques based on the 2000 Highway Capacity Manual.

For Transportation Strategy Areas, this determination will be used to monitor the efforts of the County to implement a multimodal mobility strategy, and to determine the need for either increased efforts to attract ridership to alternate modes, or to identify Transportation System Management (TSM) improvements within existing corridors (such as intersection improvements and the use of Intelligent Transportation signalization). For the Northeast Mobility Area, containing the Orlando Sanford International Airport, this determination may also be used to schedule roadway improvements needed to ensure safe and effective service to the airport.

Policy TRA 2.1.8.1 Refined Quality/Level of Service Analysis Techniques

Subject to prior approval by the County, the County may authorize refined methodologies and techniques to be used in the review and evaluation of development proposals for the determination of the ability of the County's mobility strategy to succeed within specified Mobility Areas, given the trips to be generated by the proposed development or redevelopment. Acceptable methodologies and techniques may include, but are not limited to:

- A** Multimodal analysis;
- B** Vehicle miles traveled from center of proposed development/ redevelopment to nearest SunRail station, major employer, major retail center and County park;
- C** Trip generation studies and greenhouse gas generation;
- D** Traffic studies, including impacts on Strategic Intermodal System (SIS) Facilities;
- E** Trip characteristics studies;
- F** Travel time/speed/delay studies (for the Northeast Mobility Area only);
- G** Passer-by and internal trip analysis, including internal trip capture for mixed use projects;
- H** Person trip analysis;
- I** Planning level models;
- J** Traffic operation models;
- K** Intersection analysis;
- L** Corridor/subarea analysis; and
- M** Impact on SIS facilities

Policy TRA 2.1.8.2 Multimodal Transportation Quality/Level of Service Analysis Techniques/Standards

The County has developed and shall continue to develop special area plans as needed, for areas of special concern, in consultation with local governments and the Florida Department of Community Affairs. By July 1, 2011, the County shall adopt multimodal transportation quality/level of service standards and methods of analyzing results of those standards (including impacts on greenhouse gases) that recognize the following:



- A** Improvements in the overall multimodal mobility system outweigh periodic congestion on individual roadways, and
- B** Improvements in the overall urban environment (including reduction of vehicle miles traveled, greenhouse gas production, revitalization of declining areas and creation of vibrant, safe areas to live, work, shop and play) outweigh periodic congestion in the roadway system.

These multimodal quality/level of service standards shall address accessibility for vehicular traffic, pedestrians, cyclists, transit and other modes, and shall be used as guidelines for public expenditure, to determine if mobility strategies are succeeding, and to determine possible fair share contributions for developments. These standards shall not be used to deny approval of a development that is otherwise consistent with the Seminole County Comprehensive Plan and does not negatively impact the Strategic Intermodal System of the State of Florida.

Policy TRA 2.1.8.3 Measurement of Roadway Operational Level of Service

The Seminole County Generalized Maximum Service Volumes for Arterial and Collector Roadways are an appropriate guideline for comparing the level of service for different years, in order to establish the extent of mobility improvement or deterioration over time.

The generalized guidelines are not an appropriate indicator of the actual operational level of service or of the improvement needed to correct a level of service that is deemed "deficient". Rather, the generalized guidelines, when applied to a specific road link, should be interpreted as meaning that under worst-case conditions, the "deficient" link might necessitate mobility improvement of some type, and that further analysis is warranted. It is further emphasized that even where a road link is found to be deficient according to Highway Capacity Manual methods, the appropriate remedy to restoring a satisfactory level of service is not necessarily widening of the link, but could instead be:

- A** Mass transit or other mode improvements;
- B** Intersection improvements;
- C** Signal timing changes;
- D** Turning or auxiliary lanes;
- E** Access management;
- F** Reclassification of the road;
- G** Signal removal;
- H** Improvements in parallel corridors; or
- I** Numerous other mobility strategy measures.

Current roadway operating level of service is displayed in ***Exhibit TRA: Existing Roadway Level of Service 2007***. Operating roadway level of service for 2025 is shown in ***Exhibit TRA: Projected Level of Service 2025***.

Policy TRA 2.1.9 Concurrency Management System and Ongoing Monitoring Program

Outside of the Dense Urban Land Area/Transportation Concurrency Exception Area (DULA/TCEA), the County shall maintain its Concurrency Management System (CMA) that monitors transportation level of service for facilities and services for which the County has established minimum acceptable level of



service standards. The purpose of the CMS is to ensure that adequate public facilities and services are available or are scheduled to be available in a manner which is consistent with State law. The County shall continue the ongoing program in order to:

- A** Monitor operating conditions on transit, arterial and collector roadways;
- B** Collect and evaluate data for the potential establishment of multimodal quality levels of service where possible;
- C** Collect and evaluate data for the establishment of peak hour level of service thresholds and maximum service volumes based on operational analysis of roadways; and
- D** Establish procedures for measuring bicycle and pedestrian facility availability and use; and
- E** Establish procedures for measuring roadway level of service thresholds using either travel speeds or traffic volumes.

In implementing the program, the County shall utilize methodologies, techniques and procedures based on the latest edition of the Highway Capacity Manual, such as, Travel Time and Delay Studies, arterial analysis procedures, and other operational analysis techniques. The County shall collect transportation system characteristics data in support of the program utilizing various data collection activities, which may include:

- A** Pedestrian and bicycle studies;
- B** Transit ridership studies and counts;
- C** Travel time and delay studies;
- D** Traffic counts;
- E** Traffic crash reporting and speed studies;
- F** Intersection studies;
- G** Data from the roadway characteristics inventory; and
- H** Data reported by the closed loop signal system.

The County shall coordinate its efforts with other public and private entities.

Policy TRA 2.1.10 Annual Evaluation of State Constrained/Backlogged Facilities

At least annually, the County shall determine the need to evaluate the operating conditions on constrained and backlogged State roadway facilities in order to determine whether operating conditions have been maintained.

Policy TRA 2.1.11 Florida Department of Transportation Programs/Plans for Backlogged/Constrained Facilities

The County shall request the Florida Department of Transportation, following consultation with the County, to annually adopt strategies and a schedule to maintain/improve the operating conditions on State backlogged and constrained facilities and to incorporate these mitigation strategies into its improvement programs and longer-range plans. Such strategies may include, but are not limited to:

- A** Additional through lanes (backlogged facilities);



- B** Access management techniques;
- C** Traffic operations improvements;
- D** Construction or improvements of parallel facilities; and
- E** Alternative modal investments, such as, public transit, bicycle and pedestrian facilities.

Exhibit TRA: Backlogged and Constrained Facilities is a listing with maintenance of service thresholds and recommended actions.

Policy TRA 2.1.11.1 Alternative Mitigation Strategies for Backlogged and Constrained Facilities

Following consultation with the Florida Department of Community Affairs and appropriate local governments, the County shall devise alternative strategies and schedules for mitigating substandard conditions based on a determination of the extent or magnitude of the adverse condition, the relative significance of contributing factors, the degree of urgency to mitigate a deficiency and the relative priority of the adverse condition.

Policy TRA 2.1.12 Transportation Facility Transfer Standards

The County shall oppose any transfer of roadways to the County's jurisdiction unless the roadways are improved to meet County established operational level of service and design standards and are accompanied by a commensurate level of operating funding or additional local authority to generate funding without referendum.

Policy TRA 2.1.13 Approval of Developments Utilizing Backlogged and Constrained Facilities

For State and County roadway facilities designated as constrained facilities outside of the Transportation Concurrency Exception Area (TCEA), Seminole County shall evaluate how well the County's multimodal mobility strategy is operating, in order to ensure that the mobility system overall is not compromised by development approvals. Multimodal mitigation strategies may be developed as needed, on a case by case basis, and fair share calculations performed, where a proposed development results in either a 5% increase in peak hour traffic volume or a 10% decrease in average peak hour travel speed over the designated service threshold.

- A** For facilities with Existing Acceptable Operating Conditions, the designated threshold is the appropriate minimum acceptable level of service standard.
- B** For facilities with Existing Substandard Operating Conditions, the designated threshold is existing operating conditions.

This policy does not apply to development within designated TCEA, or to development affecting County policy constrained roads to which two or more lanes can be added without exceeding the constrained number of lanes.

Policy TRA 2.1.14 Enhancement Techniques and Activities for Developments Utilizing Backlogged Facilities

New or expanded developments whose traffic is projected to utilize roadways designated as backlogged facilities outside of the Transportation Concurrency Exception Area shall be subject to additional enhancement techniques and activities to maintain and improve the roadway's average peak hour operating



speeds at the time of plan adoption. These techniques and activities shall include, but are not limited to: ride-sharing; access control; signal optimization; transit accessibility; and staggered work hours. Other service enhancement techniques and activities may include:

- A** Site design shall provide a stacking lane or lanes to permit vehicles to wait on-site and enter the traffic flow when gaps occur;
- B** No new traffic signals which will reduce peak hour travel speeds will be permitted, unless a high accident rate exists;
- C** New or revised median openings will only be permitted where they do not impede flow of traffic;
- D** Out-parcels, created in previously approved developments, shall have no inherent right of direct access to major collector or arterial streets unless such access is the only access available to the property. New out-parcels may be denied direct access to arterial or collector streets;
- E** Where appropriate, primary access on backlogged streets should be directed to adjacent nonresidential collector streets, with limited secondary access to adjacent arterials;
- F** Access points to collector and arterial streets should be limited to one major access point or curb cut along each roadway frontage. Additional access and egress points may be granted for unusually large parcels, based on site characteristics or as considered appropriate by the Traffic Engineer and approving agencies, to provide for safe and efficient site-related traffic movements on adjacent street; and
- G** As a condition of site plan or subdivision plat approval for development or redevelopment, the access or egress points to collector or arterial streets may be relocated, restricted or otherwise controlled to facilitate traffic flow along the adjacent thoroughfare.

Policy TRA 2.1.15 Alternative Land Development Proposals

The County may consider some alternative reasonable use, development agreement or development phasing when a development order is subject to denial on the basis of substandard operational level(s) of service on the major road system outside of the Transportation Concurrency Exception Area.

Policy TRA 2.1.16 Prior Development Order Conditions Remain Valid

Developments approved prior to the adoption of this Plan with conditions to improve the transportation system shall not be exempted from those conditions as a result of adoption of any LOS standard or any County Comprehensive Plan provision. To that end, nothing in this Plan shall be deemed or construed to eliminate or obviate any development condition placed upon a development as a condition of approval.

Policy TRA 2.1.17 Transportation Concurrency Exception Area (TCEA): Strategies to Support and Fund Mobility Integrated into Mobility Strategy for Dense Urban Land Area/Transportation Concurrency Exception Area (DULA/TCEA) for Nonrural Unincorporated Seminole County

The Seminole County Board of Commissioners, in coordination with the municipalities of Sanford and Casselberry, had established and designated a Transportation Concurrency Exception Area (TCEA) as one of the Evaluation and



Appraisal -based amendments to the Seminole County Comprehensive Plan in 2008. The original intent of establishing this TCEA was to allow for redevelopment and infill opportunities along the expired US 17-92 Community Redevelopment Area (CRA) corridor. The TCEA corridor within unincorporated Seminole County was intended to link together those larger TCEA redevelopment areas identified by the cities of Sanford and Casselberry, and joint planning with those cities as part of the 2009 update of the original CRA Plan was intended to ensure the creation of a unified, regional system of alternative mobility options to support the walkable, transit-oriented redevelopment desired by the participants in the expired US 17-92 CRA.

The Florida Legislature enacted Senate Bill 360 during its 2009 session, designating the nonrural portion of unincorporated Seminole County, and the majority of its cities, as Dense Urban Land Areas (DULAs) and allowing Transportation Concurrency Exception Areas (TCEAs), in order to enable those areas to redevelop, or encourage infill development, and to prevent sprawl into the rural portion of the County. As a result of this designation, joint planning efforts to coordinate mobility strategies expanded beyond the participation of only those cities that participate in the expired US 17-92 CRA. An overall Mobility Strategy was developed that includes the entire urban portion of Seminole County (including municipalities). The details of this Mobility Strategy are provided in **Objective TRA 2.1 Mobility Strategies and Quality/Level Of Service Standards** and **Policy TRA 2.1.1 County Transit, Pedestrian and Bicycle Multimodal Mobility Strategy and Quality/Levels of Service**.

OBJECTIVE TRA 2.2 URBAN CENTERS AND CORRIDORS LAND USE, PERFORMANCE FRAMEWORKS, AND MOBILITY COORDINATION

The County shall establish and enforce land use, performance frameworks and mobility policies, quality/level of service standards and land development regulations in major transit development/redevelopment corridors and mixed-use centers that coordinate the transportation system with the land uses shown in the Future Land Use map, and that discourage urban sprawl, encourage energy conservation, reduce vehicle miles traveled, and reduce greenhouse gas emissions through implementation of the following policies.

Policy TRA 2.2.1 Consistency with Future Land Use Element

In terms of all development proposals, the County shall ensure a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element.

Policy TRA 2.2.2 Promote Mixed Use Centers

To reduce trip lengths and greenhouse gas emissions, reduce the demand for automobile travel and discourage urban sprawl, the County shall adopt and enforce land use policies, performance frameworks and regulations that increase the County's share of the Central Florida Regional Growth Vision urban retail and employment activities, promote vibrant mixed use development centers that feature a range of housing opportunities (including workforce and affordable housing, and affordable housing for senior citizens ~~the elderly~~) and provide convenient shopping and recreational opportunities easily accessible by multiple modes of travel.

**Policy TRA 2.2.3 Promote Clustering of Development**

The County shall incentivize policies, performance frameworks and regulations that promote and encourage the clustering of urban development into patterns more easily served by multiple modes of transportation, ~~which will~~ to reduce greenhouse gases.

Policy TRA 2.2.4 Transportation/Land Development Coordination

To provide adequate accessibility to land use activities and to ensure mobility while discouraging urban sprawl, the County shall adopt and enforce policies, performance frameworks, and regulations that relate the design and function of the mobility options to the type, size, and location of the land uses they serve.

Policy TRA 2.2.5 Transportation/Affordable and Workforce Housing Coordination

The County shall continue to provide incentives through policies, performance frameworks, and land development regulations that encourage and promote affordable and workforce housing in close proximity to employment, shopping, and recreational opportunities and multimodal mobility opportunities, and shall also support the provision of affordable housing for the elderly.

Policy TRA 2.2.6 Promote Shared and Reduced Parking

The County shall adopt and enforce performance frameworks, policies, and land development regulations that encourage and incentivize shared parking and reduced parking requirements within mixed use centers and major transit development/redevelopment corridors, especially as a part of development approvals including ride sharing, vanpooling, and other Transportation Demand Management (TDM) agreements.

The County shall evaluate and, as deemed necessary, modify its land use policies, performance frameworks, and land development regulations to incentivize the use of TDM measures, to establish parking ratio maximums for mixed use centers and major transit development/redevelopment corridors, and the evaluate the success of these measures.

Policy TRA 2.2.7 Require Multimodal Facilities in Site Planning and Design

Through the policies and performance frameworks of the Comprehensive Plan, and land development regulations in the Land Development Code, the County shall continue to require the accommodation of desirable multimodal features in site planning and design. Such features may include, but not be limited to:

- A** Parking requirements (including shared parking, structured parking “wrapped” with other uses, recharge stations for electric and hybrid vehicles, and parking ratio maximums);
- B** Parking management;
- C** Pedestrian/bicycle/transit facilities (including, but not limited to, bicycle lockers for employees and transit shelters attached to multi-use structures);
- D** Pedestrian/bicycle/transit access (including sidewalk and bicycle path connections to adjacent parcels and to transit stops within ¼ mile of entrance to a development or a SunRail station within ½ mile of the entrance to a development);
- E** Taxi stands;
- F** Lot sizes;



- G** Land use intensities;
- H** Mixed-uses;
- I** Internal circulation; and
- J** Carpools/va pools.

Policy TRA 2.2.8 Evaluate Transit Corridor Land Use Policies, Regulations

The County shall evaluate and, as deemed necessary, modify its land use policies, performance framework and land development regulations to allow higher density, mixed-use development along designated transit corridors to encourage increased transit ridership and discourage urban sprawl.

Policy TRA 2.2.9 Criteria for Designation of New Mixed Use Centers

The County's establishment of new mixed use centers shall be coordinated with the County's approval of plans for multimodal mobility, which include, at a minimum, integrated roadway, transit, pedestrian and bikeway systems designed to reduce demand for automobile travel and reduce greenhouse gas emissions.

Policy TRA 2.2.10 Joint Use of Public Lands, Facilities

In the planning, siting, and design of transportation system facilities, the County shall take into consideration the potential benefits and/or cost savings that may accrue from joint use of the site with other existing or planned public facilities or multi-use of the facilities.

Policy TRA 2.2.11 Orlando Sanford International Airport Area

The County shall evaluate the need to amend the Comprehensive Plan and Land Development Code to designate airport compatible land uses in the Airport flight paths and noise zones. At a minimum, the amendments shall include:

- A** Designation of uses and development forms which will not prohibit expansion of Airport operations or pose a safety danger to aircraft;
- B** Strategies to permit the conversion of existing neighborhoods to airport compatible uses and to minimize nonresidential impacts during the conversion process; and
- C** Identification of services and facilities needed to support the future land use designations assigned.

Policy TRA 2.2.11.1 Coordination of Land Development Standards

The County shall continue to coordinate with the City of Sanford to create land development performance frameworks and planning criteria in the vicinity of Orlando Sanford International Airport that further the long-range goals for both the County and the City.

Policy TRA 2.2.11.2 Continued Cooperation and Coordination Efforts

The County will continue its cooperation and coordination with the Orlando Sanford International Airport and City of Sanford.

Policy TRA 2.2.11.3 Consistency in Planning Efforts

The County will ensure all planning efforts for future aviation transportation are consistent with the State, regional, adjacent county, and municipal transportation plans.

**Policy TRA 2.2.11.4 Roadway Design Compatibility**

The County will work with the City of Sanford and the Florida Department of Transportation to ensure that roadway improvements in the Orlando Sanford International Airport area are designed to support safe operating conditions for freight and industrial uses, where appropriate.

Policy TRA 2.2.12 Use of requirements in Development Orders to Regulate Airport Area Uses

The County shall, where necessary, continue to impose requirements such as avigation easements to ensure that developments in proximity to the Orlando Sanford International Airport (OSIA) are compatible land uses consistent with the OSIA Noise Compatibility Program approved by the Federal Aviation Administration.

Policy TRA 2.2.13 Purchase of Noise Impacted Land

In order to minimize land use/noise conflicts, the County shall continue to recommend that the Sanford Airport Authority purchase lands where noise contours are 65 and greater Day/Night Levels consistent with the FAA Part 150 OSIA Noise and Land Use Compatibility Program approved by the Federal Aviation Administration.

Policy TRA 2.2.14 Interstate 4 High Tech Corridor

The County shall continue to encourage the growth of high tech industries in the HIP-Target Industry designation in keeping with efforts of economic development agencies such as Enterprise Florida and the Florida High Tech Corridor Council which have designated I-4 as the "I-4 High Tech Corridor" from Tampa to Volusia County.

Policy TRA 2.2.15 Seminole Way Land Use/Transportation Coordination

As part of the implementation of any future land use changes associated with the proposed Seminole Way employment centers located at interchange areas along SR 417, Seminole County shall ensure that transportation impacts are addressed through the policies identified as part of this Objective. Additional land use/transportation coordination activities shall include, but not be limited to, the following:

- A** Funding and implementation of transit service concurrent with areawide increases in employment;
- B** Transportation demand management requirements to reduce peak period roadway impacts;
- C** Site planning and access requirements to protect interchange operating conditions;
- D** Implementation of local street network to protect arterial level of service conditions; and
- E** Coordination with Florida Department of Transportation and Florida's Turnpike Enterprise regarding the timing of roadway improvements

Policy TRA 2.2.16 Mitigation of Traffic Impacts on Redevelopment and Infill Projects

Seminole County shall adopt performance frameworks in its Land Development Code ~~by 2011~~ to guide infill development and redevelopment projects in the mitigation of traffic and other impacts on adjacent residential areas. In part, the



performance frameworks shall ensure reduction of traffic impacts by ensuring the availability of multiple modes of mobility.

Policy TRA 2.2.16.1 Requirements for Mitigating Traffic Impacts

The County performance frameworks shall require site plan layout/phasing that supports reduced travel demand, shortened trip lengths, higher internal capture, and balanced trip demand.

Policy TRA 2.2.16.2 Discourage Speeding and Cut-Through Automobile Traffic

The County's performance frameworks shall require infill and redevelopment projects to be designed to discourage speeding and cut-through automobile traffic onto adjacent residential streets. This shall be accomplished through appropriate methods, such as gateway treatments, roundabouts, reduced roadway width and turn radii, or other treatments as identified by the County. Pedestrian and bicycle connections between infill and redevelopment projects and adjacent neighborhoods may be encouraged along major transit corridors where transit stops serve the adjacent neighborhoods, in order to create "LYNX trails" to enable bicyclists to use transit safe and convenient pedestrian and bicycle access to transit.

Policy TRA 2.2.16.3 Discourage Arterial Automobile Traffic on Local Streets

The County's performance frameworks shall require infill and redevelopment projects to discourage arterial automobile traffic on local streets in residential neighborhoods through planning that emphasizes access to multiple modes of travel, and directs automobile traffic toward arterial and collector roads and away from local streets.

Policy TRA 2.2.16.4 Coordinate Project Design with Transit, Bicycle, and Pedestrian Systems

To encourage the use of transit in redevelopment areas, Seminole County shall require site and building design for infill and redevelopment projects within the transit service area to be coordinated with public transit, bicycle, and pedestrian systems. Requirements may include, but not be limited to, pedestrian access to transit vehicles, transit vehicle access to buildings, bus pull-offs, transfer centers, shelters, pedestrian and bicycle "LYNX trails" connections to allow neighborhood access to nearby transit stops and shelters via dedicated paths rather than limiting such access to vehicular rights-of-way only, and bicycle facilities. Further guidance is provided in the Future Land Use Element.

Policy TRA 2.2.17 Increase Local Street Connectivity for Redevelopment Projects

In order to reduce the traffic impacts caused by infill and redevelopment projects on existing collector and/or arterial roadways within mixed development centers and major transit development/redevelopment corridors, the County shall require all infill and redevelopment projects to improve local street connectivity by creating new local streets, where feasible.

Policy TRA 2.2.17.1 Encourage Travel between Neighborhoods

The County shall ensure that existing and new developments are connected by local roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system.

Policy TRA 2.2.17.2 Preserve or Restore Roadway Connections



The County shall preserve existing roadway connections and restore connections that previously were severed, where appropriate.

Policy TRA 2.2.17.3 Stubouts to Adjacent Parcels

The County shall ensure that streets, pedestrian ways and bicycle ways in redevelopment areas are designed with stubouts to connect to abutting undeveloped lands and/or land with redevelopment potential. Provisions for future connections shall be provided in all directions whether the streets are public or private, except where land is undevelopable.

Policy TRA 2.2.17.4 Align Roadways to Connect to Stubouts

The County shall ensure that new development and redevelopment projects align their roadways, pedestrian ways and bicycle ways to connect with the stubouts provided by adjacent developments. Where a transit stop exists, particular care shall be exercised to ensure that pedestrian ways and bicycle ways connect with the stubouts to enable the creation of "LYNX Trails" connections to transit.

OBJECTIVE TRA 2.3 SAFE, EFFICIENT AND LIVABLE TRANSPORTATION SYSTEM

The County shall continue to enforce policies, performance frameworks and regulations as one means of providing for a safe, efficient and livable transportation system that provides convenient intermodal connections among automobile and more energy efficient transportation modes within development corridors and mixed use centers through implementation of the following policies.

Policy TRA 2.3.1 Rely on Existing Ordinances

The County shall continue to rely on Chapter 1 of the Engineering Manual (Transportation Standards) and other appropriate chapters of the Land Development Code of Seminole County and other related laws, rules, ordinances and resolutions to provide for a safe, convenient and efficient transportation system.

Policy TRA 2.3.2 Update Ordinances

The County shall review and, as deemed necessary, amend the Land Development Code and other related ordinances to ensure compliance with changes to State law and the text of the Comprehensive Plan.

Policy TRA 2.3.2.1 Evaluate Land Development Code for Pedestrian and Bicycle Design

The County shall annually evaluate the Land Development Code requirements, guidelines and incentives that encourage the design of well-connected pedestrian and bicycle facilities and circulation systems that promote walking and biking and encourage the use of alternatives to the single-occupant vehicle as a mode of transportation.

Policy TRA 2.3.2.2 Evaluate Regulations and Policies for Multimodal Design Standards

The County shall annually evaluate Land Development Code requirements, guidelines, and incentives and County investment policies and incentives to implement integrated, multimodal transportation/ development/ redevelopment corridor design standards ("Complete Streets") for transportation improvements throughout the Dense Urban Land Area/Transportation Concurrency Exception Area.



Policy TRA 2.3.2.3 Include Regulations for High Technology Development

The County shall update the Land Development Code when needed to stay current with guidelines, and incentives that provide for high-technology ("smart building") upgrades for telecommunications, energy efficiency, Leadership in Energy and Environmental Design (LEED), Green Design and other emerging innovative features.

Policy TRA 2.3.3 Transit Planning Considerations

In its transit planning activities, including the funding of existing services, the addition or removal of services, and the development of new systems the County and its transit service providers shall consider:

- A** Existing and proposed major trip generators and attractors;
- B** Coordination with the SunRail commuter rail service;
- C** Triggers that show the need for changes in service, per ***Policies TRA 2.1.1.1 Northwest Transportation Strategy Area – Need Indicators*** through ***TRA 2.1.1.4 Southeast Transportation Strategy Area – Need Indicators***;
- D** Service improvements to attract riders;
- E** Accommodation of the special needs of the service population;
- F** The provision of safe and convenient transit stops, transit shelters, mass transit terminals, transfer stations and other facilities;
- G** The financial feasibility, costs and benefits of potential transit service options; and
- H** The overall improvement in the intermodal transportation system.

Policy TRA 2.3.3.1 Evaluate Transit Service Options and Mobility Strategies

The County shall continue to evaluate and, as deemed necessary, implement additional mass transit, paratransit and transportation demand management strategies and programs which support the Future Land Use Element, improve the Mobility Strategy for the Dense Urban Land Area/Transportation Concurrency Exception Area, address the special needs of the service population, and increase the efficiency of transit services. Such strategies and programs may include improved services at rail stations, carpools/vanpools, Park-and-Ride, Dial-a-Ride, parking management, express bus services, transfer stations, and increasing frequency of bus service. The County shall continue to evaluate and, as deemed necessary, modify its policies, standards, and regulations to promote increased usage of taxi, limousine, and other "for hire" paratransit services.

Policy TRA 2.3.3.2 Monitor Transit Services

The County shall monitor the provision of transit services within the County and, as deemed necessary, actively pursue improvements that increase the safety, efficiency, and livability of transit services.

- A** The County shall monitor the marketing and public information programs and internal management of local transit providers and, as deemed necessary, actively pursue improvements in these programs to increase the efficiency of transit services.



- B** The County shall encourage local transit providers to coordinate and provide adequate mass transit and paratransit services for the transportation disadvantaged in compliance with federal and State requirements.
- C** The County shall continue to support efforts of local transit providers to provide bicycle racks on all transit vehicles.
- D** The County shall encourage local transit providers to evaluate the provision of service to the Orlando Sanford International Airport.
- E** The County shall support efforts by LYNX to operate a possible bus rapid transit line on State Road 436.
- F** The County shall support efforts by LYNX and FDOT to offer NeighborLink service in areas not now served, such as the Red Bug Lake Road area, in order to create a more "transit ready" mobility system.
- G** The County shall continue to support the efforts of LYNX to improve air quality by converting its fleet to biodiesel and compressed natural gas.

Policy TRA 2.3.4 Evaluate Desirability of Transportation Management Associations

The County shall continue to evaluate the desirability of requiring the establishment of private/semi-private transportation management associations within mixed use centers and other concentrations of major trip generators and attractors to sponsor worker van pools, car pools and other transportation management programs.

Policy TRA 2.3.5 Require Construction to County Standards

The County shall require that all new or improved transportation facilities be constructed to County standards and shall review, on a time to time basis, and amend, as deemed necessary, construction inspection practices. The County requires transportation facilities be brought up to standard prior to development of unincorporated lands.

Policy TRA 2.3.6 Require Context-Sensitive Design

The County shall require that all new or improved roadways be designed and constructed in manner that is supportive and reflective of adjacent land uses and development patterns. In accordance with the Future Land Use Element, the County shall adopt performance frameworks that address the entire right of way and enable creation of "Complete Streets" in all areas where feasible. LID principles and BMPs shall be used in the creation of "Complete Streets."

Policy TRA 2.3.7 Enforce Performance Frameworks

The visual and functional characteristics of streets are important in the creation of the community. The performance frameworks include:

- A** Streets should be recognized as public open space.
- B** Streets should accommodate a mix of travel modes including vehicles, bicycles, transit and pedestrians per the Complete Streets principles.
- C** Streets should be examined holistically, considering the pavement, curbing, bikeways, pedestrian ways, lighting signs, front yard setback areas and building facades.

**Policy TRA 2.3.8 Require Multimodal Facilities**

The County shall require the construction of sidewalks on both sides of new and improved County urban arterials and collectors and all transit routes, and on at least one side of new and improved County local urban roads unless deemed unsafe. Bicycle trails linking new or redeveloped projects to transit stops on major transit corridors shall be incorporated into the planning for the projects. Bicycle lanes may be incorporated into new or improved road projects unless deemed unnecessary or unsafe. In coordination with LYNX, the County shall require the inclusion of transit stops or transit shelters during the redevelopment of parcels on current or future transit corridors.

Policy TRA 2.3.9 Energy Conservation Features along County Roads

The County shall promote the use of energy conservation features, such as greenways and treed roadway corridors, to absorb portions of greenhouse gases through native tree planting, landscaping, and other programs and techniques within development corridors and mixed use centers. This shall also include protection of existing canopy roadways such as General Hutchison Parkway and those roadways located within the East Seminole County Scenic Corridor Overlay District.

Policy TRA 2.3.10 Safety Considerations for New or Expanded Roadways

For new or expanded roadways, the County shall utilize Complete Streets principles to enhance safe operating conditions on the roadways for both motorized and non-motorized roadway users.

Policy TRA 2.3.11 On-Street Parking in Retail Districts

Within retail districts adjacent to designated development corridors and within mixed use centers, the County shall encourage the inclusion of on-street parking except where deemed unsafe or unnecessary in accordance with Complete Streets principles.

Policy TRA 2.3.12 Consideration of Intermodal Connections in Transportation Improvements

In the planning, design and construction of transportation improvements, the County shall consider the safety and efficiency of features at intermodal connections, such as: bus stops, bus shelters, signage, pedestrian and bicycle access, handicapped access and park-and-ride lots. ***Exhibit TRA: Greenways and Trails Linkages and Exhibit TRA: 2025 Multimodal Transportation*** map exhibits display potential points where proposed park and ride lots connect to conceptual neighborhood transit circulators, express buses, or major roadways and potential connections between transit and trails.

Policy TRA 2.3.13 Dedication of Access Rights

The County shall continue to require parcels adjacent to collector or arterial streets to dedicate all access rights to the County when lawful access has been granted to the property owners.

Policy TRA 2.3.14 On-Site Traffic Flow

The County shall continue to establish and enforce policies, performance frameworks and regulations that provide safe and convenient on-site mobility, considering site access, pedestrian and bicyclist circulation, car traffic circulation, and parking for both motorized and non-motorized vehicles.

**Policy TRA 2.3.15 Access Management**

The County shall continue to establish and enforce policies, performance frameworks, and regulations for the management of access points and connections to the County Road System to include, but not be limited to, provisions for the location, design, and frequency of access points and connections. Implementation of the State Access Management Program and the control of access connections to the State highway system consistent with Chapter 14-96 and 14-97, Florida Administrative Code and the Florida Department of Transportation Access Management Rule will be coordinated with the Florida Department of Transportation through the County's access permitting process.

Policy TRA 2.3.16 Park Access and Accessibility

The County shall ensure access to parks and accessibility within parks:

- A** The County shall ensure, through the Land Development Code, adequate vehicular, pedestrian, and bicycle access provided to on-site and adjacent park sites during the development of planned developments, mixed use developments, and residential developments, and shall ensure pedestrian and bicycle access to County parks located in cities wherever possible.
- B** The County shall coordinate with all appropriate transportation providers to evaluate and expand, if necessary, transportation routes to parks and recreational facilities to provide access for special groups including the handicapped, lower income residents, senior citizens and the general public.
- C** The County shall continue to require sidewalk connectors to public park sites and additional pavement width to be installed with new development and the expansion of public roadways.

Policy TRA 2.3.17 Bicycle and Recreational Trail Planning and Coordination

The County shall continue to fund and construct a countywide network of pedestrian, bicycle, recreational, and equestrian trails. The County shall continue to coordinate with the Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a bike/trail network.

Policy TRA 2.3.18 Require Multimodal School Access

In coordination with the Seminole County School Board, the neighborhood associations, and affected developers, and consistent with the provisions of the 2007 Interlocal Agreement with the School Board, as amended in 2008, and approved by State agencies, the County shall coordinate with School Board, throughout the County's Development Review process, the provision of sidewalks and bicycle paths for all roadways within two miles of each elementary, middle, and high school for all new, improved and existing roadways in the urban area.

Policy TRA 2.3.19 Identifying Airport Transportation Needs

The County shall assist the Sanford Airport Authority in identifying transportation improvements and funding sources needed for the expansion of the Airport in order to correct existing access problems and to provide efficient and safe access to the Airport.



Policy TRA 2.3.20 Livable Transportation and Mobility System

To ensure the implementation of a livable transportation and mobility system, the County will strive to provide its residents and business community multiple travel choices and the ability to move from one mode of travel to another with ease, such as, ~~parking one's car at a park and ride lot and~~ accessing rail, ~~an express bus or local transit circulator from a SunRail station and/or park and ride lot~~ to reach one's destination in a timely fashion. A livable, multimodal transportation system is depicted in **Exhibit TRA: 2025 Multimodal Transportation** map exhibit and will be used by the County to conceptually plan for future transportation needs.

Policy TRA 2.3.21 Florida Strategic Intermodal System

To protect the interregional and intrastate functions of the Florida Strategic Intermodal System (SIS), the County will continue to:

- A** Provide alternatives to SIS for local travel: complete and maintain parallel arterial or collector roads, encourage connections among non-SIS roads;
- B** Coordinate the implementation of the Mobility Strategy for Seminole County's Dense Urban Land Area/Transportation Concurrency Exception Area with the Florida Department of Transportation;
- C** Support the Florida Department of Transportation's efforts to enhance operating conditions for SIS facilities through multimodal transportation improvements; and
- D** Implement supporting land use and economic development policies that further the SIS goals of safety, preservation, mobility, economic development and community/ environment.

OBJECTIVE TRA 2.4 NEIGHBORHOOD ENHANCEMENT AND PRESERVATION

The County shall develop and maintain an effective, convenient and economically feasible multimodal transportation system in its neighborhoods that provides local accessibility for travelers of all modes, favors pedestrian and bicycle mobility over automobile use, provides access to neighborhood developments and attractors, and that preserves and strengthens the residential quality of life. The County shall also establish and enforce land use, performance and transportation policies, frameworks and regulations applicable within neighborhoods to coordinate the transportation system with the residential and residential-supportive land uses shown on the Future Land Use map exhibit and that promote the mixing of uses on a neighborhood scale.

Policy TRA 2.4.1 Consistency with Future Land Use Element

In terms of all development proposals, the County shall ensure a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element.

Policy TRA 2.4.2 Promote Neighborhood Scale Retail, Office, and Services

To reduce trip lengths and greenhouse gas emissions, reduce the demand for automobile travel, and discourage urban sprawl, the County shall continue to allow the conversion of residential units within the Medium Density Residential (MDR) land use designation to residential professional offices at neighborhood scale, continue to allow small scale neighborhood commercial comprehensive plan amendments on lands designated for residential land use as permitted by **Policy**



FLU 2-4 5.4.3 Neighborhood Commercial Uses, continue to allow conversion of existing residential structures to office and restricted neighborhood commercial uses as allowed by **Policy FLU 2-6—5.4.5 Conversion of Residential Structures**, and continue to allow properties with Commercial land use designation to develop as mixed use developments in compliance with the performance framework contained in the Land Development Code to ensure compatibility, as required by **Policy FLU 5-2 4.2.3 Mixed Commercial/Residential Use Development**. These policies provide increased opportunities to reduce vehicle miles traveled, in order to reduce greenhouse gases, and also allow for a mixture of land uses that enable use of alternative forms of mobility.

Policy TRA 2.4.3 Promote Infill Development

To make the most efficient use of the existing transportation network, encourage multimodal transportation and reduce greenhouse gas emissions within existing urban areas, and to discourage urban sprawl, the County shall enforce policies, performance frameworks and regulations that promote the redevelopment of neighborhoods and neighborhood scale nonresidential development consistent with the Future Land Use Element.

Policy TRA 2.4.4 Transportation/Land Development Coordination

To provide adequate accessibility to land use activities and to preserve the mobility function of major roadways and to discourage urban sprawl, the County shall continue to adopt and enforce policies, standards, and regulations which relate the design and function of the roadway to the type, size, and location of the land uses which they serve.

Policy TRA 2.4.5 Transportation/Affordable Housing Coordination

The County shall continue to establish policies, standards, and regulations that promote affordable housing in close proximity to employment opportunities and transit services.

Policy TRA 2.4.6 Require Multimodal Facilities in Site Planning and Design

Through the policies, standards and regulations in the Land Development Code, the County shall require the construction of desirable multimodal features in site planning and design for nonresidential development within neighborhoods. Such features may include, but not be limited to:

- A** Parking requirements (including shared parking and parking ratio maximums);
- B** Parking management;
- C** Pedestrian/bicycle/transit facilities;
- D** Pedestrian/bicycle/trail/transit access (including sidewalk and bicycle path connections to adjacent parcels);
- E** Taxi stands;
- F** Lot sizes;
- G** Land use intensities;
- H** Mixed-uses;
- I** Internal circulation; and



J Carpools/vanpools.

Policy TRA 2.4.7 Joint Use of Public Lands, Facilities

In the planning, siting and design of transportation system facilities, the County shall take into consideration the potential benefits and/or cost savings that may accrue from joint use of the site with other existing or planned public facilities or multi-use of the facilities.

OBJECTIVE TRA 2.5 NEIGHBORHOOD CUT-THROUGH TRAFFIC

The County shall establish a coordinated set of policies, standards and regulations designed to discourage neighborhood automobile cut-through traffic in new and existing residential subdivisions through the implementation of the following policies.

Policy TRA 2.5.1 Interconnecting System of Internal Streets

The County shall enforce all policies, performance framework and regulations for the inclusion of convenient pedestrian, bicycle and vehicular linkages between abutting residential areas, transit stops, rail stations, parks, schools, libraries, and shopping.

Policy TRA 2.5.2 Discourage Through Traffic

The County shall endeavor to ensure that vehicular connections between subdivisions are designed to serve local residents and preclude automobile through traffic.

Policy TRA 2.5.3 Review of Development Applications

As part of the review of development applications, the County shall evaluate the potential impacts of the proposed development on surrounding residential neighborhoods (particularly cut-through automobile traffic impacts) and, as may be required, conditions for approval which will mitigate the potential impacts of the proposed development on surrounding neighborhoods.

Policy TRA 2.5.4 Review Regulations

The County shall continue to evaluate and, as deemed necessary, revise its transportation and land use policies, performance frameworks and regulations so as to continue to discourage neighborhood cut-through traffic.

Policy TRA 2.5.5 Consideration of Techniques to Reduce Traffic Impacts

In the planning, design and construction of transportation improvements, the County shall take into consideration design and operational techniques to mitigate adverse impacts on established neighborhoods and planned residential areas.

Policy TRA 2.5.6 Discourage Direct Access

The County in partnership with other public and private entities shall continue to discourage the creation of individual lots and parcels that require direct access and connections to any county roadway with the exception of residential subdivision streets.

Policy TRA 2.5.7 Prohibit Direct Access

The County shall continue to prohibit the creation of any individual lots within a residential subdivision that have direct access to any county roadway with the exception of residential subdivision streets.

**Policy TRA 2.5.8 Approval of Developments Utilizing Backlogged and Constrained Facilities**

For State and County roadway facilities designated as constrained facilities outside of the Transportation Concurrency Exception Area, Seminole County shall not approve development that results in either a 5% increase in peak hour traffic volume or a 10% decrease in average peak hour travel speed over the designated service threshold.

- A** For facilities with Existing Acceptable Operating Conditions, the designated threshold is the appropriate minimum acceptable level of service standard.
- B** For facilities with Existing Substandard Operating Conditions, the designated threshold is existing operating conditions.

This policy does not apply to County policy constrained roads to which two or more lanes can be added without exceeding the constrained number of lanes.

Policy TRA 2.5.9 Access Control to Protect Residential Uses

The County shall require that access to properties fronting on more than one roadway shall be designed to minimize impact to adjacent residential areas. Access should be permitted on adjacent collector or arterial roadways and not on the adjacent local or residential streets. However, where improved traffic control can be achieved with minimum impact to adjacent residential neighborhoods, access may be considered on a local or residential street.



GOAL TRA 3 COUNTYWIDE

The County shall develop and maintain an effective, convenient, and economically feasible multimodal transportation system throughout the County that is financially feasible, in cooperation with local and regional mobility planning agencies and groups and is compatible with protection of environmentally significant areas.

OBJECTIVE TRA 3.1 PROTECTION OF RIGHTS-OF-WAY

The County shall establish policies, performance frameworks and regulations as one means of providing for the acquisition, reservation and protection of existing and future transportation rights-of-way throughout the County through the implementation of the following policies.

Policy TRA 3.1.1 Rights-of-Way and Building Setback Policies, Regulations

The County shall continue to adopt and enforce policies, standards and regulations which specify the County's right-of-way and building setback standards based on generally accepted planning principles adopted by the County and the needs identified in the County's long range transportation plans.

Policy TRA 3.1.2 Dedication of Rights-of-Way

The County shall continue to require, as set forth in the Land Development Code and as authorized by law, the dedication of rights-of-way and appropriate building setbacks as conditions of approval for all development proposals and subdivision plats.

Policy TRA 3.1.3 Evaluation of Rights-of-Way and Building Setback Policies, Regulations

The County shall continue to review and, as deemed necessary, revise its right-of-way and building setback policies, standards and regulations to include new or additional provisions for the acquisition, reservation and protection of mass transit rights-of-way and designated rail/mass transit corridors.

Policy TRA 3.1.4 Designation of Future Enhanced Transit Corridors

The County shall designate the Interstate 4, CSX, and State Road 436 corridors as future enhanced high capacity mass transit corridors. ***Exhibit TRA: Future Enhanced Transit Corridor*** depicts this area.

Policy TRA 3.1.5 Identification of Future Enhanced Transit Corridors

The County shall continue to evaluate deed reservations, rail rights-of-way, major utility corridors and undeveloped platted road rights-of-way for potential use as future multi-use corridors and make a determination of consistency of these corridors with other elements of the Plan.

Policy TRA 3.1.6 Designation of Future Rail/Enhanced Mass Transit Corridors

No new or additional rail/enhanced high capacity mass transit corridors shall be designated, designed, engineered or improved within Seminole County without the express consent and approval of the Board of County Commissioners.

Policy TRA 3.1.7 Review of Development Proposals

The County shall continue to review all proposals for new or expanded land development activities for consistency with future transportation improvements in order to address rights-of-way (existing and future) and the viability of the property in the post road construction state.

**Policy TRA 3.1.8 Review Requests to Vacate or Abandon Rights-of-Way**

The County shall continue to review all requests to vacate or abandon rights-of-way for consistency with the Plan and future transportation improvement needs.

Policy TRA 3.1.9 Rail Sidings

The County shall review all plans to eliminate freight sidings and, at a minimum, estimate the public economic cost and benefit from the loss of industrial infrastructure.

Policy TRA 3.1.10 Utility of Railroad Spurs and Sidings

The County shall recommend that the Orlando Sanford Airport Authority consider, in updates of the Orlando Sanford International Airport Master Plan, the potential utility of the Airport's existing railroad siding and spurs.

Policy TRA 3.1.11 Evaluate Rail Rights-of-Way, Utility Corridors, Etc.

The County shall continue to evaluate rail rights-of-way, major utility corridors, Murphy Deed reservations, and undeveloped platted road rights-of-way for potential use as future transportation corridors and, as deemed necessary, establish rights-of-way standards and building setback requirements which will enhance their use as future multi-use corridors.

Policy TRA 3.1.12 Coordinate Transportation/Other Public Facilities

As part of the process for the acquisition or development of land for public uses, such as, parks, open space, environmental protection, or other public purpose, the County shall evaluate the impacts of the proposed project on the future transportation system and the potential for the development of future transportation corridors as a joint use.

OBJECTIVE TRA 3.2 COORDINATION WITH NATURAL RESOURCES, ENVIRONMENTAL QUALITY

The County shall continue to implement policies, performance frameworks, and regulations as one means of coordinating the future development of the multimodal transportation system with the County's desire to conserve natural resources, protect the East Rural Area, maintain the quality of the environment and to improve the aesthetic and sensory quality of the urban community through the implementation of the following policies.

Policy TRA 3.2.1 Consideration of Techniques to Protect Natural Resources, Environmental Quality

In the planning, design, and construction of multimodal transportation improvements, the County shall take into consideration:

- A** Design techniques, including LID principles and BMP's, to mitigate adverse impacts on natural resources, the quality of the environment, and surrounding development;
- B** Design and operational techniques which complement adjacent development, preserve existing tree canopy to enable absorption of carbon dioxide and provide shade for pedestrians, and enhance the aesthetic and sensory quality of the transportation corridor; and



- C Operational techniques to minimize fuel consumption, conserve energy, and reduce greenhouse gas emissions through increased transit use, ridesharing, walking, and bicycling.

Policy TRA 3.2.2 Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments

The County shall prohibit the use of new or expanded roadway facilities as the sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/environmentally sensitive areas or neighborhoods or will otherwise be deemed to adversely affect the problem.

Policy TRA 3.2.3 Consideration of Multi-Use in Acquisition of Land

In the planning and design of transportation improvements, the County shall take into consideration the acquisition of land for other public purposes as a joint use in order to provide buffers for the control of access to new or expanded transportation facilities and to make them more compatible with the surrounding environment.

Policy TRA 3.2.4 Enforcement of Environmental Regulations

In the planning, design, and construction of new transportation facilities, the County shall continue to enforce policies, standards, and regulations which provide for the protection of wetland areas by requiring documented evidence of an overriding public interest and appropriate mitigation of any unavoidable disturbance of the wetland areas as required by other environmental agencies.

Policy TRA 3.2.5 Aesthetics and Visual Appearance of Transportation Facilities

The County shall promote the aesthetic and visual enhancement of roadways through the programs and standards contained in the Future Land Use Element.

Policy TRA 3.2.6 Evaluate Transportation Systems Management Activities

The County shall evaluate and, as deemed necessary, support transportation systems management activities that reduce travel demands or increase the use of alternative modes of transportation in order to conserve energy, reduce noise, water and air pollution, greenhouse gas emissions, and discourage urban sprawl.

Policy TRA 3.2.7 Support Quality of Environment

The County shall continue to consider mass transit, paratransit, and transportation demand management activities as one means of supporting the County's goals, objectives, and policies to conserve natural resources, maintain the quality of the environment, reduce greenhouse gas emissions, improve the aesthetic and sensory quality of the urban community, and discourage urban sprawl.

Policy TRA 3.2.8 Conservation Compliance

The County shall maintain close coordination with the Sanford Airport Authority during the expansion of existing or new facility siting improvements and shall endeavor to ensure compliance with the Conservation Element and conservation and natural resource laws, rules and regulations and to ensure protection and conservation of natural resources within the Airport.



Policy TRA 3.2.9 Conservation Information

The County shall provide the most current available information available on wetland boundaries, floodplains, threatened or endangered species and other environmentally regulated areas and transmit them to the Sanford Airport Authority and rail companies as necessary.

OBJECTIVE TRA 3.3 FINANCING AND PROGRAMMING TRANSPORTATION IMPROVEMENTS

The County shall provide a financially feasible program for funding transportation improvements necessary to support the growth forecasts and redevelopment efforts, goals, objectives, and policies of the Future Land Use Element and as one means of providing for a safe, convenient, and efficient transportation system through implementation of the following policies.

Policy TRA 3.3.1 Adopt Capital Improvements Program

The County shall continue to maintain a Capital Improvements Program (CIP) that shall be updated annually. The CIP shall list planned improvements for all vehicular, transit, pedestrian, and bicycle modes and their interconnections. At the time of update of the CIP, the County shall also update the Capital Improvements Element of the Seminole County Comprehensive Plan, which shall identify necessary improvements for the intermodal transportation system.

Policy TRA 3.3.2 Programming of Transportation Improvements

The County shall plan, program, and implement transportation improvements based on the costs and benefits of individual projects as they relate to improving the overall performance of the transportation system and in coordination with the land development program reflected in the Future Land Use Element. The County shall consider existing and projected mobility strategies, mobility system capacity deficiencies, safety deficiencies, physical and policy constraints, required right-of-way needs, design deficiencies, and system continuity considerations in the prioritization of transportation improvements.

Policy TRA 3.3.3 Funding of Transportation Improvements

The County shall continue to fund transportation improvement costs and operation and maintenance costs of the County Mobility Road System, including roadways, transit, and bicycle and pedestrian facilities through available sources of revenue, such as:

- A** State and federal funds;
- B** Constitutional gas tax;
- C** Countywide road and bridge ad valorem tax;
- D** Local option gas tax;
- E** Local option sales tax;
- F** Special assessment districts;
- G** Developer Fair-Share contributions; and
- H** Impact fees.

**Policy TRA 3.3.4 Use of Transportation Plans as Basis for Funding Improvements**

The County shall use its transportation plans at the regional and State levels as the basis for securing federal and State funds for improvements to the major mobility system.

Policy TRA 3.3.5 Pursue Alternate Forms of Funding

The County shall pursue funding outside the normal funding process for transportation projects that are needed by Seminole County residents but are not listed in either the financially feasible transportation plans or in the 5-year work programs at the regional and State levels.

The County will pursue additional and alternative funding, as appropriate, for improvements indicated in *Exhibit TRA: Roadway Number of Lanes 2025* and ***Exhibit TRA: Transit Service 2025***. A list of high priority transportation projects not included in the MetroPlan Orlando Financially Feasible Plan 2025 Revised can be found at ***Exhibit TRA: Needed Unfunded Transportation Improvements***.

Policy TRA 3.3.6 Promote Increased Funding Support

The County shall support legislative initiatives to increase existing funding and provide new State funding sources for the County road system, the State highway system within the County, the city street system, transit capital and operations, pedestrian and bicycle facilities, and other transportation facilities and services of regional significance such as SR 417. The County shall request the Legislature to support legislative initiatives to establish dedicated sources of revenue for the provision of transit services without a requirement for a local referendum.

Policy TRA 3.3.7 Evaluate Local Funding Options

The County shall continue to evaluate and, as deemed necessary, establish new or alternative assessments, fees or charges for the improvement, operation, and maintenance of the major road system and for the provision of mass transit, paratransit, transportation demand management, and/or pedestrian and bicycle services, facilities, and equipment.

Policy TRA 3.3.8 Mitigation of Transportation Impacts Generated by New or Expanded Land Development Activities

The County shall continue to require new or expanded land development activities to be responsible for the costs of transportation improvement needs generated by new growth and development.

Policy TRA 3.3.9 Update Impact Fee Program

As required, the County shall evaluate the need to update its Impact Fee Program to ensure that it is responsive to the transportation needs generated by new growth and development. The County shall ensure that transit service and Orlando Sanford International Airport and rail facility expansion plans are adequately reflected in Road Impact Fee Program Updates.

Policy TRA 3.3.10 Mitigation of Site Related Transportation Impacts

In addition to the payment of Impact Fee Assessments, the County shall continue to require new or expanded land development activities to provide transportation improvements for: (1) safe and convenient on-site traffic circulation; and (2) safe and adequate access to the major mobility system when such land development



activities cause, in whole or part, the need for new improvements or the earlier completion of the improvement.

Policy TRA 3.3.11 Support Private Initiatives

The County shall support private initiatives for the implementation of transportation improvements that are consistent with the Plan.

Policy TRA 3.3.12 Coordinated Capital Plans with Airport Authority and Rail Companies

The County shall coordinate with the Sanford Airport Authority and rail companies during annual Capital Improvements Element updates to ensure participation in the County roads and utilities programs.

Policy TRA 3.3.13 Consideration of Economic Vitality and Environmental Quality

In its planning activities, the County shall consider the role that the multimodal transportation system plays in maintaining the economic vitality and environmental quality of the County.

Policy TRA 3.3.14 Public Participation

The County shall continue to require public notice of and public meetings on the planning and design of transportation improvements as required by law or as established by policy of the Board of County Commissioners.

Policy TRA 3.3.15 Consideration of Transportation Systems Management Activities

In order to make more efficient use of the existing transportation infrastructure and available financial resources, the County shall continue to consider and implement transportation systems management activities which discourage urban sprawl, reduce travel time, increase capacity at a relatively low cost, and increase the use of alternative modes of transportation.

Policy TRA 3.3.16 Adopted Future Transportation System Map Series

The County adopts the Future Transportation System Map Series as depicted in the Exhibits.

Policy TRA 3.3.17 Transportation Element-~~Support Document~~ Exhibit

The County acknowledges that the policies and exhibits included in this Element are based on the transportation analysis documented in the Transportation Element-~~Support Document~~ Exhibit.

Policy TRA 3.3.18 Demonstration of Financial Feasibility

The County shall demonstrate a financially feasible Transportation Element that supports the proposed Future Land Use designations and is coordinated with the Capital Improvements Element of the Plan. The County's Five-Year Capital Improvement Program addresses mobility improvement needs identified in the transportation analysis included in the ~~Support Document~~ Exhibit. For constrained roadway segments identified as deficient, the County shall employ policies included in this Element to maintain safe mobility system operating conditions.

OBJECTIVE TRA 3.4 INTERGOVERNMENTAL COORDINATION

The County shall coordinate its transportation plans and programs with the plans and programs of appropriate federal, State, regional and local agencies and authorities as one means of providing for a safe, convenient, and efficient transportation system.

**Policy TRA 3.4.1 Coordination of Plans and Programs**

Through its transportation planning program, comprehensive planning program, representation on boards and committees, and through other activities, the County shall continue to coordinate its transportation plans and programs with those of:

- A** Florida Department of Transportation;
- B** East Central Florida Regional Planning Council;
- C** METROPLAN Orlando;
- D** Central Florida Regional Transportation Authority (aka LYNX);
- E** SunRail;
- F** Other transit providers;
- G** Transportation authorities;
- H** Orlando Sanford International Airport;
- I** Other counties and municipalities; and
- J** With any other plans or programs prepared pursuant to Chapter 380, Florida Statutes.

In addition, the County shall coordinate airport and rail expansion plans with the appropriate agencies and plans, including, but not limited to, the:

- A** Army Corps of Engineers;
- B** Federal Aviation Administration;
- C** METROPLAN Orlando;
- D** Military services;
- E** Approved Resource Management Plan;
- F** Department of Transportation 5-Year Transportation Plan;
- G** Adopted Continuing Florida Aviation System Planning Process; and
- H** All Joint Planning Agreements.

Policy TRA 3.4.2 Monitor and Update Data

In cooperation with federal, State, regional and local agencies, the County shall continue to monitor and, at least annually, update its information on land development activities and transportation system characteristics.

Policy TRA 3.4.3 Coordination with the Florida Department of Transportation

The County shall coordinate the development of the State Highway System with the planning, construction, maintenance, and permitting functions of the Florida Department of Transportation through the County programs and activities which parallel these Florida Department of Transportation functions.

Policy TRA 3.4.4 Mitigation of Impacts of Extra-Jurisdictional Traffic

The County shall coordinate with the Florida Department of Transportation, the Florida Department of Community Affairs, and appropriate local governments, on a program and schedule for mitigating the impacts of extra-jurisdictional traffic on the County and State road system.

**Policy TRA 3.4.5 Efficient Use of International Airport Capacity**

The County shall endeavor to ensure full utilization of the Orlando Sanford International Airport by requesting the East Central Florida Regional Planning Council (ECFRPC), the Federal Aviation Authority and the Florida Department of Transportation to include a policy in the Metropolitan Aviation Systems Plan and their appropriate agency plans that supports full utilization of the ECFRPC's existing Airport capacity when new capacity is planned.

Policy TRA 3.4.6 Active Participation

The County shall continue to actively participate on the technical advisory committees and the policy making boards such as those of the East Central Florida Regional Planning Council, METROPLAN Orlando, and Central Florida Regional Transportation Authority (aka LYNX) in order to represent the County's transportation policies, needs, and desires.

Policy TRA 3.4.7 Support Regional Transportation Planning

The County shall actively participate in transportation planning efforts for projects that are outside Seminole County when those projects impact the regional travel needs of Seminole County residents.

Policy TRA 3.4.8 Regional Approach for Provision of Mobility and Accessibility

The County shall continue to work with the Florida Department of Transportation, the Metropolitan Planning Organization, local governments and other public/private entities to identify, promote and construct transportation improvements of various modes and intermodal facilities that will:

- A** Increase the mobility options for the movement of people, freight and goods, and
- B** Enhance the accessibility of the County from the balance of the Central Florida Region and the urban/economic centers.

Policy TRA 3.4.9 Support Transit Programs of Other Agencies

The County shall continue to support and promote the adoption of policies and programs by federal, State and local agencies and transit service providers that ensure that the County receives its fair share of federal and State transit funds and that the County can contract for transit services at a fair and reasonable price.

Policy TRA 3.4.10 Support Establishment of Mechanisms to Enhance Intergovernmental Coordination

The County shall continue to support the establishment of coordinating committees, interlocal agreements, and other formal mechanisms to enhance intergovernmental coordination efforts through continued participation/representation of policy, technical and coordinating committees, related to by way of examples:

- A** Monitoring of land development activities and transportation system characteristics;
- B** Conducting transportation studies;
- C** Planning and programming transportation improvements;
- D** Evaluation of development impacts on transportation facilities;



- E** Protection of existing and future rights-of-way;
- F** Compatibility among adopted transportation standards; and
- G** Maintaining level of service standards on transportation facilities.

Policy TRA 3.4.11 Municipal Participation

The County shall promote and actively pursue the cooperation and participation of the several municipalities in funding their share of the cost for the delivery of transit services. The County shall continue to implement the Road Impact Fee Program on a Countywide basis.

Policy TRA 3.4.12 Multi-Jurisdictional Review

The County shall continue to support multi-jurisdictional participation in the development review and approval process of development projects through standing committees and boards, interlocal agreements, and other mechanisms.

Policy TRA 3.4.13 Encourage Coordination with Educational/Training Institutions

The County shall encourage local transit providers to coordinate with the Seminole County School Board, Seminole State College, University of Central Florida, and other educational and training institutions to provide efficient transit services to students and faculty and for educational activities. The County shall continue to coordinate with the School Board in providing safe access to existing and future school sites through the proper design of future roadway, pedestrian, and bicycle improvements and by requiring access control, and sidewalks for new developments.

Policy TRA 3.4.14 Encourage Public Agencies to Provide Transit Related Programs for Employees

The County shall encourage public agencies to provide transit, paratransit, and transportation demand management programs for employees.

Policy TRA 3.4.15 Economy Studies

The County shall include the Orlando Sanford International Airport facilities as economic factors when preparing an economic plan and when coordinating with the Economic Development Commission of Mid-Florida, the Private Industry Council, chambers of commerce, and other economic development agencies.

Policy TRA 3.4.16 Airport Economic Role

The County shall recommend that the Orlando Sanford International Airport include in its Master Plan an evaluation of the relative impact that different aviation activities may potentially have on the Airport's overall economic development.

Policy TRA 3.4.17 Tourism Potential of Airport

The County shall coordinate its tourism development program with the Orlando Sanford International Airport by promoting Airport facilities and capacity for tourist development activities.

Policy TRA 3.4.18 Provision of Socio-economic Data

The County shall assist the Sanford Airport Authority in attracting passenger and cargo service by providing the Airport Authority with copies of County socio-economic projections and economic/demographic data relevant to attracting Airport industries.

**Policy TRA 3.4.19 Preservation of Rail Service**

The County shall monitor the service plans of railroad companies servicing the County (Amtrak, CSX, and SunRail) to endeavor to ensure that passenger and freight service to Seminole County is maintained as required by the Florida Department of Transportation's Florida Rail System Plan.

Policy TRA 3.4.20 Florida Trail/Rails to Trails

The County shall coordinate with the Florida Trail Association, the Rails to Trails Conservancy, and other organizations involved in the acquisition and development of trail systems within Seminole County.

Policy TRA 3.4.21 State Road 13

The County shall continue to permit the use of the Old SR 13 property by the Florida Trail Association and shall encourage the expansion of the Flagler Trail within Seminole County.

Policy TRA 3.4.22 Adopted Standards

As the County's adopted standards for transportation facility planning and to adhere to the provisions of State law relating to same, it shall continue to utilize:

- A** Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways ("The Green Book"),
- B** Manual of Uniform Traffic Control Devices,
- C** Seminole County Land Development Code,
- D** Seminole County Transportation Guidelines, and
- E** Florida Department of Transportation's, 1986 Standard Specifications for Road and Bridge Construction.

Policy TRA 3.4.23 Wekiva Parkway

The County shall continue to support and coordinate with the Florida Department of Transportation, and the Central Florida Expressway Authority regarding construction of the Wekiva Parkway within Seminole County, as authorized by Section 369.317(5), Florida Statutes. The County shall represent the interests of County residents to ensure that design and construction of the Parkway and related transportation improvements occur in a cost effective and environmentally sensitive manner that will:

- A** Avoid or minimize negative impacts from the Wekiva Parkway to existing neighborhoods, wildlife corridors, natural areas, existing vegetation, parks, trails, lakes, most effective recharge areas, karst features, sensitive natural habitats, and public lands; and
- B** As a part of representing the interests of County residents, Seminole County shall endeavor to ensure safe access to properties adjacent to the Wekiva Parkway through appropriate frontage roads or other measures integrated into the Parkway design to ensure safe and efficient traffic flow.

Policy TRA 3.4.24 Coordination on Regionally Significant Transportation Corridors.

The County shall coordinate with all appropriate local, regional, State, and federal agencies, particularly the municipalities in Seminole County, the Counties of Orange, Lake, and Volusia, Florida Department of Transportation, and the Central Florida Regional Transportation Authority (LYNX) regarding the location,



classification, planning, and construction of needed transportation system improvements within the County. The County shall fully evaluate newly proposed regionally significant transportation projects not identified in the Comprehensive Plan to ensure that they support the vision of the County with regard to mobility, land use, environmental protection, and other provisions of the Comprehensive Plan.

Policy TRA 3.4.25 Central Florida Commuter Rail (SunRail)

The County shall continue to support the Florida Department of Transportation in its implementation of the SunRail system in Seminole County along the rail corridor. This support shall occur through the implementation of transit-supportive policies in the Transportation and Future Land Use Elements as well as financial support for the operation of SunRail and the LYNX bus routes serving the stations.

Policy TRA 3.4.26 Development of Station Area Plans

Seminole County shall continue to coordinate with the cities of Longwood, Lake Mary, Sanford, and Altamonte Springs in the development of transit-supportive land uses surrounding the SunRail stations. In addition, with the use of a grant from the US Department of Housing and Urban Development (HUD) administered by the East Central Florida Regional Planning Council, the County shall work with the East Altamonte neighborhood and the City of Sanford to develop plans for areas surrounding the Altamonte Springs and Sanford SunRail stations. These Station Area Plans will serve as the basis for potential amendments to the County Comprehensive Plan and Land Development Code, which will be coordinated with amendments to the City of Sanford Comprehensive Plan and Land Development Code. The Station Plans will address improved and safe access to the SunRail station from the surrounding areas to enable them to benefit from proximity to commuter rail, as well as identifying potential types of land uses desired around the stations (including mixed use development and employment based land uses), and may identify specific transportation and development implementation actions related to key parcels.

Policy TRA 3.4.26.1 Affordable and Workforce Housing

Seminole County shall coordinate with the cities of Longwood, Lake Mary, Sanford, and Altamonte Springs to explore options for providing affordable and/or workforce housing options within walking distance of commuter rail station areas, considering inclusion of the findings of the HUD-financed Station Area Plans.

Policy TRA 3.4.26.2 Transportation Demand Management for Station Area Land Uses

For each of the Commuter Rail Station Areas, Seminole County shall evaluate with the cities of Longwood, Lake Mary, Sanford, and Altamonte Springs the potential implementation of demand management strategies to increase transit use and reduce the vehicular impacts of new development. Findings of the HUD-financed studies shall be considered during this evaluation.

Policy TRA 3.4.26.3 Revisions to Comprehensive Plan and Land Development Code

Seminole County shall, upon completion of the HUD-financed Station Area Plans, and in conjunction with the city of Sanford, , identify any needed amendments to the County and City Comprehensive Plans and Land Development Codes to accommodate the implementation of transit-supportive development around the station areas in accordance with Station Area Plans. Seminole County shall seek to coordinate these amendments where possible with those of the City of Sanford.

**Policy TRA 3.4.26.4 Context Sensitive Street Design**

Seminole County shall, in conjunction with the Florida Department of Transportation and the cities of Longwood, Lake Mary, Sanford, and Altamonte Springs, develop and implement context-sensitive street improvements within SunRail station areas that prioritize pedestrian movement and safety based on the Complete Streets principles.

Policy TRA 3.4.26.5 Coordination with Fixed Route Service

Seminole County shall continue to support the viability of the Central Florida Commuter Rail (SunRail) by supporting transit service improvements within the County that provide connections to SunRail. The County shall coordinate with the Central Florida Regional Transportation Authority (LYNX) and local governments with respect to this issue.

Policy TRA 3.4.26.6 Pedestrian and Bicycle Access to Station Areas

Seminole County shall Complete Streets principles the station areas.

Policy TRA 3.4.26.7 Support of Expanded Rail Transit Service

Seminole County shall support the Metropolitan Planning Organization (MetroPlan) in its study of the potential for expansion of any multimodal transportation alternatives that may be realized through exercising the Aloma Spur option to extend service to the Orlando Sanford International Airport and to areas beyond the Airport, consistent with the stated mobility goals of the County, to provide meaningful non-auto travel choices for County residents and workers.



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PUBLIC SCHOOL FACILITIES ELEMENT INTRODUCTION

The Public Schools Facility Element includes objectives and policies to support the provision of public school facilities in a timely manner. The Board of County Commissioners does not have the authority to directly provide school facilities, but is required by State Law to work with the Seminole County School Board to address the coordination of public school facility planning with land use planning and development approvals.

Legislation enacted by the 2005 Florida Legislature mandated a comprehensive approach to school planning by revising laws that govern both School Districts and local government planning. A new 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 that included procedures for coordinating land use planning, development approvals and school planning was the first step in this process. The Interlocal Agreement, including the process for 'school concurrency' (coordination of planning to ensure school capacity availability as needed by new developments in accordance with State Law) was adopted by the Board of County Commissioners, City Commissions, and the Seminole County School Board in 2007 and amended in January 2008.

The new requirements of the 2005 Legislation also included adoption of a Public School Facilities Element containing a proportionate-share mitigation methodology and the following additional amendments:

- A Adoption within the County's Capital Improvements Element of the Level of Service standards applicable countywide that establish maximum permitted school utilization rates relative to capacity;
- B Adoption within the County's Capital Improvements Element of the financially feasible Public School Capital Facilities Program addressing school capacity improvements that is adopted as part of the Seminole County School Board's overall Capital Improvements Program;
- C Amendments to the County's Implementation Element to include school concurrency in the Concurrency Management System; and
- D Amendments to the County's Intergovernmental Coordination Element to revise objectives and policies that address the County's process of coordination with the School Board.

Exhibits illustrating the following were included in the Public School Facilities Element: locations of existing schools; locations of proposed capital improvements to existing school facilities (as identified in the ~~Support Document e~~Exhibit **Proposed Public School Additions**), and existing ancillary plant facilities. No new ancillary plant facilities are planned. Locations of proposed new schools are included in the ~~Support Document~~ Exhibit. The Concurrency Service Area (CSA) boundary maps were included in the ~~Support Document~~ Exhibit.



PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES AND POLICIES

As a basic tenet of community life, it is the goal of Seminole County to contribute to and maintain a high quality public school environment and diverse education system.

OBJECTIVE PSF 1 LEVEL OF SERVICE STANDARDS AND SERVICE BOUNDARIES

The County shall coordinate with the School Board in the School Board's efforts to correct existing deficiencies and address future needs through implementation of adopted level of service standards and appropriate public school facility service area boundaries. The level of service standard is a countywide standard specified in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, wherein the following terms are used: Permanent FISH (Florida Inventory of School Houses), meaning the permanent facilities within the inventory of land, buildings, and rooms in public educational facilities used by the Florida Department of Education, Office of Educational Facilities; and Level of Service (LOS) Standard, meaning a standard established to measure utilization of capacity within a Concurrency Service Area (CSA). Current LOS within a CSA is determined by dividing the full-time equivalent student count (FTE) for the Fall Semester at the same type of schools by the permanent FISH capacity of the same type of schools. Projected or future LOS is determined by the dividing the projected enrolled students at the same type of schools within a CSA by the planned permanent FISH capacity of the same type of schools.

Policy PSF 1.1 Adoption of Level of Service Standards

To ensure that the capacity of schools is sufficient to support student growth, Seminole County, the cities within the County and the School Board agree that the desired LOS standard shall be 100% of the aggregate permanent FISH capacity for each school type within each Concurrency Service Area (CSA). To financially achieve the desired LOS standard, the following tiered LOS standard is established as follows:

	2008 - 2012	Beginning 2013
Elementary and Middle CSA	100% of Permanent FISH Capacity	100% of Permanent FISH Capacity
High School CSA	110% of Permanent FISH Capacity	100% of Permanent FISH Capacity

Policy PSF 1.2 Use of Level of Service Standards (LOS)

The County shall operate its Concurrency Management System (CMS) with the input of the School Board regarding compliance with the level of service standard (LOS) that has been established for each type of school in order to ensure that the LOS is maintained.

Policy PSF 1.3 Use of Concurrency Service Area Boundaries

School concurrency shall be implemented in Seminole County using Concurrency Service Area Boundaries (CSAs) as adopted by the Seminole County School Board.

Policy PSF 1.4 CSAs for Each Type of School

The CSA boundaries established by the School Board will be based on clustered attendance zones for each school type (elementary, middle, and high school)



and will be re-evaluated by the School Board as needed.

Policy PSF 1.5 Review of Boundary Changes

The County shall review proposed public school facility service area boundary changes and submit comments to the School District within 45 days of receipt.

Policy PSF 1.6 Coordination of School District Capital Program and Potential Service Area Boundary Changes

The School Board annual update of its Capital Improvements Schedule will include review of service area boundaries, and, if necessary updates to the CSA map.

OBJECTIVE PSF 2 DEVELOPMENT REVIEW COORDINATION TO ACHIEVE CONCURRENCY

The County will coordinate its development review efforts with the Seminole County School Board and the cities to achieve concurrency in all public school facilities serving students who reside in the unincorporated area.

Policy PSF 2.1 Development Review Process

No site plans, final subdivision or functional equivalent shall be approved by the County until a School Capacity Availability Letter (SCALD) has been issued, pursuant to the availability standard specified in Section 163.3180(13)(e), F.S., unless the development has been found exempt from school concurrency.

Policy PSF 2.2 Adoption of School Concurrency Regulations

Seminole County shall adopt school concurrency provisions into its Land Development Code (LDC) consistent with the requirements of the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, adopted in 2007 and amended in January 2008.

OBJECTIVE PSF 3 COORDINATION OF EXISTING AND FUTURE SCHOOL FACILITY PLANNING WITH THE FUTURE LAND USE ELEMENT AND DEVELOPMENT APPROVAL PROCESS

The County shall coordinate future siting of schools and capacity needs with development permitting and changes to the Future Land Use Plan Map (FLUM).

Policy PSF 3.1 Coordination of Comprehensive Plan Amendments and Facility Planning

The County will coordinate the timing and approval of administrative and privately submitted comprehensive plan land use map amendments with the availability of school facility capacity.

Policy PSF 3.2 Site Sizes and Co-Location in Unincorporated Seminole County

The County shall follow the site selection process identified in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency for Public School Facility Planning and Concurrency as Amended January 2008. In addition, the County will work with the School District staff to identify sites for future educational facilities in the unincorporated area that meet the minimum standards of the School Board where possible and where consistent with the provisions of the Seminole County Plan. When the size of available sites does not meet the minimum School Board standards, the County will support the



School Board in efforts to use standards more appropriate to a built urban environment. To the extent feasible, as a solution to the problem of lack of sufficiently sized sites, the County shall work with the School Board to achieve co-location of schools with County facilities such as libraries, parks, and other County facilities.

Policy PSF 3.3 County Participation in Planning Technical Advisory Committee

The County shall be represented at the Planning Technical Advisory Committee meetings, as provided in the for Public School Facility Planning and School Concurrency as Amended January 2008 for purposes of discussing population projections and other data.

Policy PSF 3.4 Determining Impacts

The County and School District staff shall coordinate the determination of school capacity demands of new residential development through the development review process, during which time the School District staff shall apply student generation multipliers consistent with those applied by the Seminole County School Board as well as supplemental multipliers for mixed use development, and the Department of Education student enrollment projections.

Policy PSF 3.5 Notification of Submittal of Residential Applications

The County shall notify the School Board's Planner of the submittal of all residential development pre-applications or formal applications within 15 days of submittal to the County and shall provide copies of subdivision plans and site plans with residential development for review.

Policy PSF 3.6 Notification of Agendas

The County shall continue to provide the School Board Planner with agendas containing proposed residential developments for pre-application conference, Development Review Committee, Local Planning Agency, and County Commission meetings.

OBJECTIVE PSF 4 CONCURRENCY

The County shall require that public school facility capacity is available concurrent with the impacts of new residential development, as required by Section 163.3180(13)(e), Florida Statutes.

Policy PSF 4.1 Timing of Concurrency Review

Seminole County shall require that all new residential development be reviewed for school concurrency at the time of final subdivision, site plan, or functional equivalent submittal.

Policy PSF 4.2 Results of Concurrency Review

In compliance with the availability standards of Section 163.3180(13)(e), FS, the County shall not deny a final subdivision plan, site plan, or functional equivalent due to failure to achieve the adopted Level of Service for public school facilities when the following occurs:

- A Adequate school facilities are planned and will be in place or under construction within three (3) years of the date of approval of a final subdivision plan or site plan.



- B The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities consistent with the methodology in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended in January 2008 which has been adopted into the County's Land Development Code.

Policy PSF 4.3 Residential Uses Exempt from the Requirements of School Concurrency

The following residential uses shall be exempt from the requirements of school concurrency:

- A All single family lots of record at the time the school concurrency implementing ordinance became effective;
- B Any new residential development that has a preliminary plat or site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program;
- C Any amendment to a previously approved residential development which does not increase the number of dwelling units or change the type of dwelling units (i.e., single family to multi-family, for example); and
- D Any age restricted community with no permanent residents under the age of 18 (a restrictive covenant limiting the age of residents to 18 and older shall be required).

Policy PSF 4.4 Use of Revenues Received Through Proportionate Share Mitigation

Any revenues received for proportionate share mitigation are to be spent on capital improvement projects to expand the capacity ~~for~~ of school facilities to enable them to accommodate students.

Policy PSF 4.5 Proportionate Share Mitigation

In the event there is not available school capacity to support a development, the School Board may entertain proportionate share mitigation options and, if accepted, shall enter into an enforceable and binding agreement with the developer to mitigate the impact ~~from~~ of the development through the creation of additional school capacity.

- A When the anticipated student impacts from a proposed development cause the adopted LOS to be exceeded, the developer's proportionate share will be based on the number of additional student stations necessary to achieve the established LOS. The amount to be paid will be calculated by the cost per student station for elementary, middle and high school as determined and published by the State of Florida.
- B The methodology used to calculate a developer's proportionate share mitigation shall be as follows:

Proportionate Share = (¹Development students minus Available Capacity)
times ²Total Cost per student station

Where:

¹Development students = those students from the development that are assigned to a CSA and have triggered a deficiency of the available capacity.



²Total Cost = the cost per student station as determined and published by the State of Florida.

- C The applicant shall be allowed to enter a 90-day negotiation period with the School Board in an effort to mitigate the impact ~~from~~ of the development through the creation of additional capacity. Upon identification and acceptance of a mitigation option deemed financially feasible by the School Board, the developer shall enter into a binding and enforceable development agreement with the School Board.
 - 1 A mitigation contribution provided by a developer to offset the impact of a residential development must be directed by the School Board toward a school capacity project identified in the School Board's Five-Year Capital Improvement Plan. Capacity enhancing projects identified within the first three years of the Five-Year Capital Improvement Plan shall be considered as committed in accordance with Section 9.5 of the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008.
 - 2 If capacity projects are planned in years four or five of the School Board's Five-Year Capital Improvement Plan within the same CSA as the proposed residential development, the developer may pay his proportionate share to mitigate the proposed development in accordance with the formula provided in Section 12.7 (B) of the above referenced Interlocal Agreement.
 - 3 If a capacity project does not exist in the Capital Improvement Plan, the School Board will add a capacity project to satisfy the impacts from a proposed residential development, if it is funded through the developer's proportionate share mitigation contributions. Mitigation options may include, but are not limited to:
 - a Contribution of land or payment for land acquisition suitable for and in conjunction with, the provision of additional school capacity; or
 - b Mitigation banking based on the construction of a educational facility in exchange for the right to sell capacity credits; or
 - c Provide modular or permanent student stations acceptable for use as an educational ~~facilities~~ facility; or
 - d Provide additional student stations through the remodeling of existing buildings acceptable for use as an educational facility; or
 - e Construction or expansion of permanent student stations at the impacted school within the CSA; or
 - f Construction of an educational facility in advance of the time set forth in the School Board's Five-Year Capital Improvement Plan.
- D For mitigation measures (a) thru (f) above, the estimated cost to construct the mitigating capacity will reflect the estimated future construction costs at the time of the anticipated construction. Improvements contributed by the developer shall receive school impact fee credit.
- E Developer shall receive an impact fee credit for the proportionate share mitigation. Credits will be given for that portion of the impact fees that would have been used to fund the improvements on which the proportionate fair share contribution was calculated. The portion of impact fees available



for the credit will be based on the historic distribution of impact fee funds to the school type (elementary, middle, high) in the appropriate CSA. Impact fee credits shall be calculated at the same time as the applicant's proportionate share obligation is calculated. Any school impact fee credit based on proportionate fair share contributions for a proposed development cannot be transferred to any other parcel or parcels of real property within the CSA.

- F A proportionate share mitigation contribution shall not be subsequently amended or refunded after final site plan or plat approval to reflect a reduction in planned or constructed residential density.
- G Impact fees shall be credited against the proportionate share mitigation total.
- H Any proportionate share mitigation must be directed by the School Board toward a school capacity improvement identified in the School Board's Five-Year Capital Improvement Plan.
- I Upon conclusion of the negotiation period, a second Determination Letter shall be issued. If mitigation is agreed to, the School Board shall issue a new Determination Letter approving the development subject to those mitigation measures agreed to by the local government, developer and the School Board. Prior to, site plan approval, final subdivision approval or the functional equivalent, the mitigation measures shall be memorialized in an enforceable and binding agreement with the local government, the School Board and the Developer that specifically details mitigation provisions to be paid for by the developer and the relevant terms and conditions. If mitigation is not agreed to, the Determination Letter shall detail why any mitigation proposals were rejected and why the development is not in compliance with school concurrency requirements. A SCALD indicating either that adequate capacity is available, or that there is not a negotiated proportionate share mitigation settlement following the 90day negotiation period as described in Section 12.7(B) of this Agreement, constitutes final agency action by the School Board for purposes of Chapter 120, FS.

Appeal Process. A person substantially affected by a School Board's adequate capacity determination made as a part of the School Concurrency Process may appeal such determination through the process provided in Chapter 120, FS.

The Proportionate Share Mitigation methodology will be contained within the Seminole County Land Development Code after July 1, 2008. The methodology is also included within the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended in January 2008.

Policy PSF 4.6 Use of Adjacent Concurrency Service Areas

If the projected student growth from a residential development causes the adopted LOS to be exceeded in the Concurrency Service Area (CSA), an adjacent CSA which is contiguous with and touches the boundary of, the concurrency service area within which the proposed development is located shall be evaluated for available capacity. An adjacency evaluation review shall be conducted as follows:

- A In conducting the adjacency review, the School Board shall first use the adjacent CSA with the most available capacity to evaluate projected enrollment impact and, if necessary, shall continue to the next adjacent CSA



with the next most available capacity in order to ensure maximum utilization of school capacity to the greatest extent possible.

- B Consistent with Rule 6A-3.0171, FAC, at no time shall the shift of impact to an adjacent CSA result in a total morning or afternoon transportation time of either elementary or secondary students to exceed 50 minutes or one (1) hour, respectively. The transportation time shall be determined by the School Board transportation routing system and measured from the school the impact is to be assigned, to the center of the subject parcel/plat in the amendment application, along the most direct improved public roadway free from major hazards.

Policy PSF 4.7 Guidelines and Standards for Modification of Concurrency Service Areas

Any Party to the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended in January 2008 (Agreement) may propose a change to the Concurrency Service Area (CSA) boundaries. Prior to adopting any change, the School Board will verify that as a result of the change:

- A The adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
- B The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

The County and other parties to the Agreement shall observe the following process for modifying CSA maps:

- A Changes in school attendance boundaries shall be governed by School Board Policy 5.30, Section 120.54, FS and applicable uniform rules for administrative proceedings.
- B At such time as the School Board determines that a school(s) attendance boundary is appropriate considering the above standards, the School Board shall transmit the revised attendance zones or CSAs and data and analysis to support the changes to all parties to the Agreement and to the PSFPC.
- C The County, cities and PSFPC shall review the proposed amendment within the time frames prescribed by Section 120.54, FS
- D The change to a CSA boundary shall conform to revised attendance boundaries and become effective upon final adoption.

OBJECTIVE PSF 5 PROCEDURE FOR ANNUAL UPDATE OF CAPITAL IMPROVEMENTS ELEMENT

The County shall be responsible for the update to the Capital Improvements Element of the County Plan to ensure inclusion of those projects adopted within the School District financially feasible ~~5-~~ Five- Year Capital Improvements Schedule that are necessary to meet levels of service for existing and future demands.

Policy PSF 5.1 Annual Update of Capital Improvements Element

On an annual basis, or as required or necessary, Seminole County shall update the Capital Improvements Element of the County Plan to include the School



District of Seminole County Five-Year Capital Improvement Schedule for school capacity ~~prior to December 31st~~.

Policy PSF 5.2 Addition of New Financially Feasible 5th Year Projects During Each Update

Each annual update to the Capital Improvements Element shall include a new 5th year with its financially feasible school capacity projects that have been adopted by the School District in its update of the Five-Year Capital Improvement Schedule.

Policy PSF 5.3 Compliance with Florida Statute in timing of Capital Improvements Element Update

The County shall amend its Capital Improvements Element to reflect changes to the School District's Five-Year Capital Facilities Plan in compliance with timing requirements of Florida Statutes.

OBJECTIVE PSF 6 ENSURING COMPATIBILITY WITH SURROUNDING LAND USES, ENCOURAGING CO-LOCATION WITH APPROPRIATE COUNTY FACILITIES, LOCATION IN PROXIMITY TO RESIDENTIAL AREAS TO BE SERVED AND FUNCTION AS A COMMUNITY FOCAL POINT

The County shall ensure compatibility of school facilities with surrounding land use through the County's Development Review Process and shall encourage, to the extent feasible, co- location of new schools with compatible County facilities, and the location of school facilities to serve as community focal points.

Policy PSF 6.1 Allowable Locations of School Sites and Compatibility Standards

- A School sites are allowable within any land use designation in unincorporated Seminole County with the following exceptions: school sites proposed within areas identified as contained within the Environmentally Sensitive Lands Overlay are subject to the limitations of those lands, and, within the Rural Residential land use designations (Rural-3, Rural-5 and Rural-10), only elementary school sites are an allowable use. Notwithstanding any other provision of the Seminole County Plan, middle schools and high schools shall not be permitted on property located within the Wekiva River Protection Area except for 8.7 acres owned by the Seminole County School Board prior to October 26, 1999, which is located in the East Lake Sylvan Transitional Area, which is depicted in **Exhibit FLU: East Lake Sylvan Transitional Area/School Site**. Compatibility with adjacent land uses will be ensured through the following measures:
- B New school sites within unincorporated Seminole County must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances would have a negative impact on the health and safety of students.
- C Public school sites shall be located within the County's Urban/Rural Boundary or be compatible with compact urban growth patterns; provided, however, that elementary schools are compatible in rural areas but only when located proximate to existing established residential communities.
- D Public school sites shall be compatible with environmental protection, based



on soils, topography, protected species, and other natural resources on the site.

- E An assessment of critical transportation issues, including provision of adequate roadway capacity, transit capacity and bikeways, shall be performed for proposed school sites prior to any development to ensure safe and efficient transport of students.
- F New school sites within unincorporated Seminole County must minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through the Development Review Process by, at a minimum, complying with Performance Standard requirements of the Seminole County Land Development Code (LDC) with respect to noise and light glare; provision of sufficient parking onsite so as to ensure that surrounding neighborhoods are not impacted; provision of sufficient internal vehicular circulation to ensure that unsafe stacking of vehicles on access roads does not occur; and compliance with relevant active-passive bufferyard standards of the LDC.
- G New school sites for elementary and middle schools within the Urban Growth Boundary of unincorporated Seminole County shall be located in close proximity to existing or anticipated concentrations of residential development. New school sites for high schools and specialized schools within the Urban Growth Boundary of unincorporated Seminole County are suitable for other locations, due to their special characteristics.
- H The Development Review process for unincorporated Seminole County shall ensure that facilities such as sanitary sewer and potable water will be available at the time demanded by the new school site, and services such as public safety can also be provided.
- I New school sites in unincorporated Seminole County shall have safe ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles. High schools should be located with access to collector or arterial roads, rather than relying solely on local roads.

Policy PSF 6.2 Co-Location and Community Focal Point

~~Recognizing that n~~ New schools are an essential component in creating a sense of community. To the extent feasible, Seminole County shall encourage the co-location of new school sites with appropriate County facilities, and shall encourage, through the Development Review Process, the location of new school sites so they may serve as community focal points. Where co-location takes place, the County may enter into an Interlocal Agreement with the School Board to address shared uses of facilities, maintenance costs, vehicular and bicycle parking, supervision and liability issues, among other concerns.

OBJECTIVE PSF 7 ENSURING PROVISION OF NECESSARY INFRASTRUCTURE

The County will coordinate with the School Board to ensure the provision of public facilities to support the necessary functions of public school facilities.

Policy PSF 7.1 Maximizing Efficiency of Infrastructure

During participation in the future school site identification process detailed in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, Seminole County shall seek to



maximize efficient use of existing infrastructure and avoid sprawl development by identifying future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks, and drainage systems.

Policy PSF 7.2 Safe Student Access

Seminole County will ensure safe student access to school sites by coordinating the construction of new neighborhoods and residential developments, expansion of existing neighborhoods and developments and redevelopment or revitalization of existing neighborhoods and developments with safe road and sidewalk connections to school sites.

Policy PSF 7.3 Bicycle Access and Pedestrian Connection

Seminole County will coordinate bicycle access to public schools consistent with the Seminole County countywide bicycle plan adopted by the Metropolitan Planning Organization, METROPLAN. In addition, Seminole County shall revise its Land Development Code as needed to specify that performance standards for new residential developments adjacent to existing and proposed school sites, other than age restricted developments, shall include pedestrian connections between the sidewalk network within the development and the adjacent school site.

Policy PSF 7.4 Coordination to Ensure Necessary Off-site Improvements

During the Development Review process for a proposed new school facility in the unincorporated area, Seminole County will work with the School Board to determine responsibility for the costs and construction of any needed off-site improvements, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/ warning signage, and installation of sidewalks.

Seminole County shall revise its Land Development Code as needed in compliance with State Law to specify that performance standards for a new development adjacent to or sharing an access road with an existing school or future school site shall mitigate the traffic impacts of the development on safe access to the school. Such mitigation efforts may include but are not limited to: developer striping of crosswalks, developer installation of sidewalks, payment for safe directional/warning signage, and payment for signalization.

Policy PSF 7.5 Inclusion of Provisions for School Buses

Seminole County shall revise its Land Development Code as needed to require the inclusion of school bus stops and turnarounds in new residential developments other than age restricted developments.

OBJECTIVE PSF 8 COORDINATION WITH SCHOOL BOARD AND CITIES

Seminole County shall coordinate with the School Board and Cities as specified by the procedures in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 and provide information by the School Board and Cities for emergency preparedness issues.

Policy PSF 8.1 Providing Information and Fulfilling All Responsibilities Specified



Seminole County shall provide population projection and development approval data, including site plan and building permit data, to the School Board and shall fulfill all responsibilities as specified by the 2007 Interlocal Agreement for Public School Facilities Planning and School Concurrency as Amended January 2008.

Policy PSF 8.2 Providing Representation

Seminole County shall assign representatives to take part in all committees and participate in all meetings as specified by the 2007 Interlocal Agreement for Public School Facilities Planning and School Concurrency as Amended January 2008.

A staff representative shall be assigned to the Planning Technical Advisory Committee which shall meet as specified in the Interlocal Agreement. An elected official or designee shall be appointed to the Public Schools Facilities Planning Committee which shall meet as specified in the Interlocal Agreement.

Policy PSF 8.3 Advising of Proposed Changes

Seminole County shall provide notification to the School Board and any adjacent cities of proposed amendments to the Future Land Use Map that may increase residential densities, and any proposed preliminary site plans, subdivisions and plats, as specified by the 2007 Interlocal Agreement for Public School Facilities Planning and School Concurrency as Amended January 2008.

Policy PSF 8.4 Emergency Preparedness

Seminole County through its Emergency Management Division, shall continue to provide information needed by the School Board and cities for emergency preparedness purposes.



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DRAINAGE ELEMENT INTRODUCTION

Section 163.3177(6)(c), Florida Statutes, requires that each Comprehensive Plan contain a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element. As part of meeting this requirement, Seminole County has prepared and adopted a standalone Drainage Element

The Drainage Element assesses current and anticipated needs associated with stormwater management, defines the County philosophy and policy direction with regards to addressing these issues and outlines a long-range implementation plan to solve the identified problems. The focus of the County's Stormwater Program concerns both the quantity aspects of drainage relating to capacity and flood control and, also, the quality of runoff into receiving waters.

The County's major stormwater conveyance system was initially comprised largely of a system of private, inadequately maintained agricultural ditches and canals connected to natural streams, which ~~feed fed~~ into the major lakes and rivers. This conveyance system, while once adequate to serve a predominantly agricultural community, has been increasingly strained by the needs of a growing, urbanized County. Standards have been established for correction of deficiencies and are intended to ensure that improvements are made to key structures within all basins in a comprehensive fashion. Eleven master basin evaluations, of the sixteen identified basins, have been completed. Three more are in progress. A number of additional deficiencies that have been identified by the studies so far.

County stormwater standards contained within the Land Development Code addresses peak rate discharge ~~only and volumetrically-controlled closed drainage basins~~. As a result of the drainage basin evaluations, a "rolling" five-year program strategy has been established to systematically identify and improve existing deficiencies. The Stormwater Capital Improvements Program annually updates the five-year list of planned deficiency corrections which is then adopted into the Capital Improvements Element of the Comprehensive Plan. The ability to fund ongoing stormwater needs is key to accomplishing the identified program within a reasonable time period. To this end, the County has annually allotted ~~monetary resources~~ funds towards the program and continues to consider additional sources of income that could expand the program's efforts.

An additional issue of increasing concern is the water quality impacts of storm runoff to receiving water bodies. Currently, Seminole County is monitoring over ~~87 seventy-five (75)~~ locations in many natural water bodies. The current status of the lakes and rivers with regards to water quality has been assessed and several programs are being implemented improving water quality. Further, regulations promulgated by the US Environmental Protection Agency known as the National Pollutant Discharge Elimination System have had significant impacts on the County's level of monitoring outfalls to waters of the State. Additionally, the Florida Department of Environmental Protection is working with Seminole County for the implementation of Total Maximum Daily Loads on many of the County's receiving water bodies.

Lastly, one of the most significant ~~new~~ projects completed by the Watershed Management Division ~~County's Roads-Stormwater Division~~ has been the development of a Countywide Watershed Atlas, a website that serves as the public clearinghouse for stormwater, water resources, and other natural resources data regarding Seminole County. This tool contains hydrologic data (water level and flow data), bathymetric (contour) data, vegetation data, wildlife data, and water quality data on all of the water bodies in Seminole County, providing staff, citizens, and professionals with up to date information online.

Primary sources of information used to produce this element are from or include the following:

- A Seminole County Public Works – Engineering Division



- B Seminole County Development Review ~~Division~~ Engineering
- C Seminole County Roads- Roads and Stormwater Division
- D Seminole County Drainage Inventory and Engineering Evaluations
- E Seminole County Environmental Services - Watershed Management Division



DRAINAGE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL

The County will continue to implement a cost-effective stormwater program, ~~which to~~ minimizes flooding and the adverse impacts of uncontrolled stormwater runoff. ~~to the public safety and to the quantity and quality of natural resources.~~

OBJECTIVE DRG 1 DEFICIENCY CORRECTION

The County will continue to implement a program to systematically identify and correct existing surface water quality and stormwater management deficiencies and meet future needs. Emphasis should be placed on maximizing use of existing facilities and meeting best stormwater management practices for new development. ~~discouraging urban sprawl.~~

Policy DRG 1.1 Basin Evaluations

The County shall continue its long-range program strategy, which builds upon existing stormwater studies to direct Stormwater Program needs that shall include, at a minimum, the following activities:

- A The County shall continue to prepare individual drainage basin master plans, which survey and assess systems conditions, identify existing and future system deficiencies and identify necessary improvements to meet levels of service. These plans shall be periodically reviewed and updated; and
- B The County shall prioritize remaining basin master studies based on the best available data, ongoing agency studies, identified deficiencies and anticipated growth.

Policy DRG 1.2 Deficiency Correction

The County shall seek to eliminate identified deficiencies through a systematic program to upgrade existing structures and/or construct ~~area-wide~~ area-wide systems as funding becomes available.

Policy DRG 1.3 Complaint Tracking

The County shall continue to operate the existing drainage complaint tracking system to facilitate the identification of nuisance problems, to assist in locating and prioritizing capital projects, and to establish a ~~data-base~~ database of historical drainage needs and corrective actions.

Policy DRG 1.4 Right-of-Way Acquisition

The County will continue to secure legal access and/or acquire ~~rights-of-way~~ rights-of-way associated with primary stormwater conveyances in order to correct deficiencies and maintain facilities.

Policy DRG 1.5 Deficiency Correction

The County shall maximize the use of existing facilities through increased capacity, operation and maintenance and consider area-wide stormwater



facilities in correcting existing deficiencies and meeting growth needs.

Policy DRG 1.6 Strategy for Deficiency Correction/Study Implementation

The following chronology of events shall be used as a guide to facilitate the completion of basin evaluations, correction of deficiencies and maintenance of facility performance:

- A **BASIN EVALUATIONS:** Basin evaluations shall be completed based on *Policy DRG 1.1 Basin Evaluations*. Basin evaluations shall include the components outlined in *Policy DRG 1.1 Basin Evaluations*, and ~~long-term~~ long-term improvements both for water quality and quantity and identification of the design storm to which long term improvements will be made and maintained for each basin.
- B **DEFICIENCY CORRECTION - QUANTITY:** The Capital Improvements Element of the Comprehensive Plan shall be amended ~~annually~~ as needed to adopt improvement projects necessary to meet and maintain the following level of service standards:
 - 1 A 100-year/24-hour design storm standard will be assigned to bridges with spans greater than 20 feet and to any modeled stormwater structure intended to keep evacuation routes and emergency service buildings identified by the County operational.
 - 2 A 50-year/24-hour design storm standard will be assigned to all cross drains and bridges with spans less than 20 feet intended to keep operational evacuation routes and emergency services buildings identified by the County operational.
 - 3 A 25-year/24-hour design storm standard (as identified above) will be assigned to the primary drainage system and all retention/detention facilities included in the stormwater model that are not subject to the criteria listed above.
 - 4 A 10-year/24-hour design storm standard will be assigned to all closed pipe conveyance systems included in the stormwater model that are not subject to the criteria listed above.
 - 5 Parcels in a land-locked basin shall be designed to the 100-year/ 24-hour total retention or volumetric difference for the 25-year/96-hour storm event depending on the determination of appropriate receiving system.
- C **DEFICIENCY CORRECTION - QUALITY:** The Capital Improvements Element of the Comprehensive Plan shall be amended ~~annually~~ as needed to adopt improvement projects necessary to address meeting established TMDL standards:
 - 1 Maintain State water quality standards and any TMDL pollutant load reduction requirements assigned to water bodies identified as "impaired".
 - 2 Seek to identify water bodies at risk of pollutant impairment by means of the water quality monitoring program.
- D **FACILITY IMPROVEMENT DESIGN:** All structural improvements to the Countywide conveyance system shall be consistent with the standards and criteria adopted in *Policies DRG 5.1 Development Level of Service Standards*



and DRG 5.2 Land Development Code Stormwater Criteria and Exhibit DRG: Level of Service Standards For Development as implemented within the County's Land Development Code.

- E OPERATION AND MAINTENANCE STANDARDS: Maintain an ongoing operation and maintenance program as required. Annual program costs shall be incorporated into the annual Stormwater Field Operations operational budget.

Policy DRG 1.7 Inclusion within the Capital Improvements Element (CIE)

The annual update to the CIE five-year capital projects listing for Drainage shall include deficiency corrections identified in the basin studies; projects identified in Seminole County are listed in the [BMAP Statewide Annual Report](#).

OBJECTIVE DRG 2 FACILITY REGULATION, CONSTRUCTION, DESIGN AND MAINTENANCE

Protect the public safety, welfare, and property from flood hazards and degradation of water quality through effective regulation, design, and maintenance of stormwater facilities and systems.

Policy DRG 2.1 Land Development Code

The County shall continue to amend the ~~Land Development Code~~ Public Works Engineering Manual (including surface ~~Stormwater mManagement sStandards~~) to ensure consistency with Chapter ~~62-330~~ 40C-4 Florida Administrative Code, and of the St Johns River Water Management District Permit Information Manual governing stormwater management.

Policy DRG 2.2 Floodprone Area Delineation

The County shall continue to rely upon Flood Insurance Rate Maps as produced by the Federal Emergency Management Agency.

Policy DRG 2.3 Floodprone Area Regulation

The County shall address areas subject to flooding problems collaboratively with the development community, and in the development review process permit only minor modification, with compensating storage, of the 100-year flood elevation.

Policy DRG 2.4 Conservation Easements

The County shall continue to require the dedication of conservation easements as a means of protecting the functions of floodways and water quality.

Policy DRG 2.5 Facility Construction

The County shall prohibit alteration of existing structures and natural drainage systems that would potentially endanger public safety and/or have an adverse effect on property, water quality or other natural resources.

Policy DRG 2.6 Underdrain Regulations

The County shall update the ~~Land Development Code~~ Public Works Engineering Manual to effectively address the known problems associated with many underdrain facilities and provide feasible alternatives.

Policy DRG 2.7 Facility Development Regulations

The County shall continue to rely upon the ~~Land Development Code's~~ Public Works Engineering Manual's Surface Water Stormwater Management Standards



~~and the Building Code~~ to ensure that the design, construction and operation of stormwater facilities is consistent with adopted engineering standards and encourages the use of best available management practices.

Policy DRG 2.8 Wekiva Study Area Land Development Regulations

The County shall enforce, and, as appropriate, strengthen existing Land Development Code ~~and the Public Works Engineering Manual~~ regulations to implement the master stormwater management plan and land development regulations provisions of the Wekiva Parkway and Protection Act, Sections 369.319 and 369.321(6), FS. Land development regulations shall implement Plan policies regarding stormwater management systems within the Wekiva Study Area.

OBJECTIVE DRG 3 NATURAL RESOURCE IMPACTS

The County shall maintain or improve the quality and function of natural drainage systems, ground and surface waterways, recharge areas and associated natural resources through emphasis on non-structural approaches to floodplain management. Ground water and recharge areas are further protected by ~~Objective CON 1 Groundwater Protection~~ *CON 1 Groundwater Protection* and its associated policies; and, ~~Objective CON 2 Surface Water Protection~~ *Objective CON 2 Surface Water Protection* and its associated policies.

Policy DRG 3.1 Non-Structural Floodplain Management

The County shall continue to rely on a nonstructural approach to floodplain management in order to maximize flood-holding capacity and minimize public expenditure for capital and maintenance costs.

Policy DRG 3.2 Surface Water Quality Plan

The County shall continue implementation of its watershed surface water quality management plan to monitor and protect the quality and functioning of surface water resources. This program shall continue coordination with the St. Johns River Water Management District, Florida Department of Environmental Protection and US Environmental Protection Agency stormwater programs to increase consistency with programs such as the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Load (TMDL).

The County shall work cooperatively with the Florida Department of Environmental Protection (FDEP) to develop a proactive approach to the TMDL process through the County's monitoring program, NPDES, Lake Management Program, and County's Watershed Atlas Projects. These projects, and coordination between County and FDEP staff, with assistance from the County's consultant, has and will continue to enable the County to participate and have greater affect upon the development of TMDLs for all impaired water bodies, including those located within municipalities.

Policy DRG 3.3 Agency Coordination

The County shall continue to work with the St. Johns River Water Management District, the Federal Emergency Management Agency and other agencies to update mapping of floodways, identify point sources of pollution, conduct basin specific studies and develop regulations for the protection of drainageways.

Policy DRG 3.4 Stormwater Runoff Treatment

The County shall continue to rely on the ~~Land Development Code~~ Public Works



Engineering Manual and encourage nonstructural techniques such as Low Impact Development to ensure stormwater runoff be treated to reduce the pollutant loads discharged into receiving waters. Waters that have been identified as “impaired” ~~or that have an adopted and assigned~~ Total Maximum Daily Load ~~pollutant levels, will may~~ require additional or more stringent treatment.

Policy DRG 3.5 Development Regulations

The County shall prohibit development practices, which create ~~over-drainage~~ over-drainage of land and soil.

Policy DRG 3.6 Low Impact Development Practices

The County shall amend the ~~Land Development Code~~ Public Works Engineering Manual by 2010 to incorporate and promote Low Impact Development (LID) ~~practices principles and BMPs to stormwater management that better conserve, and protect, and restore water bodies and natural resource systems ecosystems,~~ reduce infrastructure costs, and mitigate potential environmental impacts.

In general, the LID approach includes practices that:

- A Encourage preservation of natural resources;
- B Allow development in a manner that helps mitigate potential environmental impacts;
- C Reduce cost of stormwater management systems;
- D Use a host of management practices to reduce runoff; and
- E Reduce pollutants release into the environment.

Policy DRG 3.7 Groundwater Recharge/Facility Design

The County shall require on-site ~~detention and/or retention BMPs,~~ including LID BMPs, ~~facilities placement~~ in upland areas to maximize groundwater recharge.

Policy DRG 3.8 Education Program/Brochure

The County shall continue its commitment to its public education programs, supporting all appropriate videos, brochures, and other means of providing education in the following instructional areas: the causes and potential for flooding; the importance of natural conditions and vegetation to water quality maintenance; the importance of keeping drainage ways unobstructed; available County information such as Flood Insurance Rate Maps; County and State Code requirements; and ways to maintain water quality of lakes, conveyances and retention ponds. Brochures for public dissemination shall continue to be developed. The online Seminole County Watershed Atlas is an example of a public education program product.

Policy DRG 3.9 Groundwater Recharge

The County shall continue to evaluate its protection of recharge areas with each Evaluation and Appraisal Reporting cycle and amend regulations as necessary to ensure that natural recharge of groundwater from rainfall is not decreased.

OBJECTIVE DRG 4 FUNDING



The County shall implement innovative and feasible regulations and financing mechanisms to eliminate existing deficiencies, maintain existing systems and plan for future needs, including applying for state and federal grants.

Policy DRG 4.1 Funding for Stormwater Drainage Improvements

The County shall continue to seek implementation of a dedicated funding mechanism, such as a Stormwater Utility, Municipal Services Taxing Unit, or penny sales tax, for financing existing and future Stormwater Program needs.

Policy DRG 4.2 Regional Stormwater Facilities

The County shall study and assess the feasibility and practicality of implementing area-wide or regional stormwater treatment facilities.

Policy DRG 4.3 Middle St. Johns Basin Stormwater Working Group

The County shall continue to coordinate, through the Middle St. Johns Basin Stormwater Working Group, the joint review, implementation and funding of basin master plans and associated improvements.

Policy DRG 4.4 Infrastructure Coordination

The County shall continue to coordinate the implementation of stormwater projects with roadway, utility or other facility improvements to maximize the efficient use of funds and to coordinate the proper sizing of new and replacement structures.

Policy DRG 4.5 Wekiva Study Area Capital Improvements

The County shall implement the provisions of the Wekiva Parkway and Protection Act, Sections 369.319, and 369.321(2), Florida Statutes, by application of the following strategies:

- A Beginning in Fiscal Year 2006-2007, the County shall prioritize, in conjunction with overall County stormwater management efforts, the projects, programs, and activities applicable to Seminole County identified in the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan" [formerly Camp Dressor & McGee]).
- B The County shall base funding of any project, program, or activity from the CDM Plan on the following criteria:

<ul style="list-style-type: none"> 1 Financial feasibility 2 Flood severity 3 Recharge potential 4 Ease of maintenance 5 Public benefit 	<ul style="list-style-type: none"> 6 Permit ability <u>Ease of securing permit</u> 7 Construction cost 8 Water quality retrofit need 9 Potential pollutant load reduction
--	--
- C Projects, programs, or activities identified in the CDM Plan that meet the above criteria and are incorporated into the Capital Improvements Element, shall be identified as five year capital improvements.
- D The County shall investigate, with each Evaluation and Appraisal Report cycle, Best Management Practices and available technology for stormwater reuse, and shall evaluate the possibility of establishing a stormwater reuse



program for the Wekiva Study Area. The County shall incorporate any adopted stormwater reuse program into the Land Development Code.

- E The County shall continue to fund stormwater projects, programs, and activities, including operations and maintenance. Funding sources may include the Transportation/General Fund/Municipal Service Taxing Unit or other identified sources.



OBJECTIVE DRG 5 LEVELS OF SERVICE

Established levels of service standards are performance standards which relate to the capacity, water quality treatment and flood control of stormwater facilities in order to meet minimum applicable State and Federal standards for water quality and flood protection.

Policy DRG 5.1 Development Level of Service Standards

The County shall require that all new development and redevelopment meet the design criteria set forth in *Exhibit DRG: Level of Service Standards For Development* and implemented through the County's ~~Land Development Code~~ Public Works Engineering Manual.

Policy DRG 5.2 Land Development Code Stormwater Criteria

The County shall require all development applications to meet the following stormwater quality and quantity criteria implemented within the ~~Land Development Code~~ Public Works Engineering Manual:

- A All site alteration activities shall provide for such water retention, settling structures and flow alteration devices as may be necessary to ensure that post-development runoff will not be greater than the pre- development runoff.
- B Permitted rates and volumes of stormwater runoff, whether discharged into natural or artificial water courses, shall meet existing water quality standards or ensure that the receiving water body is not degraded below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, whichever is greater.
- C No site alteration shall cause siltation of wetlands, pollution of downstream wetlands, reduce the natural retention or filtering capabilities of wetlands, or cause a health hazard.

Policy DRG 5.3 Agency Standards

The County shall regulate through the land development process development and redevelopment consistent with and meeting the minimum requirements of the St. Johns River Water Management ~~Chapter 62-330 District Rule 40C-42,~~ Florida Administrative Code (FAC); the ERP Applicant's Handbook, Volume I, General and Environmental; and the SJRWMD Permit Information Manual.

Policy DRG 5.4 Water Quality Monitoring and Deficiency Correction Program

The Comprehensive Plan shall be amended to incorporate the long-range deficiency correction and monitoring programs, such as those required by the Environmental Protection Agency and Florida Department of Environmental Protection (FDEP) into the Capital Improvements Element. Basin Management Action Plans (BMAPs) developed by the State pursuant to F.S. 403.067(7) outlines what activities and capital improvements (CIP) projects will be implemented in order to restore the health of each water body. Each local government, agency, and/or private entity stakeholder that contributes pollutant loads to an impaired water body are required by State and Federal regulations to identify specific activities and or CIPs that will be funded and implemented to offset or reduce their individual pollutant loads. BMAP projects necessary to achieve the pollutant load reductions are updated annually in the BMAP Star Report compiled by FDEP and will be included by reference in the Capital Improvement Element of the Comprehensive Plan.



Policy DRG 5.5 Expansion of Total Maximum Daily Load Program

The County shall consider establishing a Total Maximum Daily Load (TMDL) Program for all surface water bodies once such programs have been established for impaired bodies of water.

**OBJECTIVE DRG 6 INTERGOVERNMENTAL COORDINATION**

The County shall work with all parties to maximize funding, education, deficiency correction of existing stormwater management facilities, construction of new stormwater management facilities and surface water protection in Seminole County.

Policy DRG 6.1 Intergovernmental Coordination

The County shall continue to work collaboratively with the Stormwater Working Group, the Florida Department of Environmental Protection, the US Environmental Protection Agency, the Federal Emergency Management Agency, and other agencies to maximize its goals relating to funding drainage improvements, water quality improvements, and environmental protection projects.

Policy DRG 6.2 –Seminole County Watershed Atlas

The County shall continue to coordinate with the Municipalities, other Local Governments, State, and Federal agencies to allow the Seminole County Watershed Atlas to reflect the most current and up-to-date information on new changes in regulations, water quality, hydrology, other environmental parameters, or other types of data as decided by the Watershed Management Roads-Stormwater Division.

Policy DRG 6.3 Wekiva Study Area Stormwater Management

The County shall address the master stormwater management plan provision of the Wekiva Parkway and Protection Act, Section 369.319, Florida Statutes, to assist in alleviating problems related to surface water conveyance and quality, and in improving the quality and quantity of groundwater discharging into the springs within the Wekiva Study Area, by application of, but not limited to, the following strategies:

- A Implementation of the projects, programs, and activities recommendations, applicable to Seminole County, contained in the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM [Camp Dressor & McGee] Plan"); and
- B Implementation of Best Management Practices (BMPs), including, but not limited to, applicable BMPs recommended in "Protecting Florida's Springs – Land Use Planning Strategies and Best Management Practices", Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002, and from the Model Goals, Objectives, and Policies, Wekiva Study Area, published by the Department of Community Affairs (April 2006).
- C As additional protection to groundwater and surface water, development activity (including the placing or depositing of fill within wetlands and the 100 year floodplain identified by Federal Emergency Management Agency), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.



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POTABLE WATER ELEMENT INTRODUCTION

As of 2021¹³, water is pumped from the ground, treated, and distributed to residential and non-residential unincorporated Seminole County users through County, city, and private water systems. The County currently provides potable water service to four (4) major service areas in the unincorporated area:

- A. Southwest Service Area – Served by the Lynwood Water Treatment Plant (WTP);
- B. Southeast Service Area - Served by the Southeast Regional and Indian Hills WTPs;
- C. Northwest Service Area - Served by the Markham Regional WTP; and
- D. Northeast Service Area – Served by the Country Club WTP.
- E. Additional potable water service is provided to portions of unincorporated areas by several city and private water providers as detailed in the Ten-Year Water Supply Facilities Work Plan (Work Plan).

The County operates the potable water system as a fee-based enterprise. To ensure a continued supply of water, the County's ~~Environmental Services~~ Utilities Department prepares an annual budget and five-year capital plan for maintenance, replacement and capacity expansion based on a five-year master plan. Additionally, the County coordinates with the cities and private utilities to share wholesale service and coordinates with the St. Johns River Water Management District regarding the long term projected growth of demand for water services in Seminole County.

In 2002, 2004, and 2005, the Florida Legislature added additional requirements for the long-term planning and coordination of the use of all available water supplies. The County's most recent Work Plan was adopted by the County in ~~2017~~ and found compliant by the Department of Community Affairs. The Work Plan amendments are more fully discussed in the Issues and Concerns section of this Element and are detailed in the supplemental text section added to the Element following the Goals, Objectives, and Policies section.

Since the early 1990's, public health and safety has been furthered by the adoption of a cross-connection control ordinance to reduce the chance of water contamination within the distribution system. Additionally, the Public Safety Department operates an underground fuel storage tank replacement program to reduce the possibility of ground water supply contamination.



POTABLE WATER ELEMENT GOAL, OBJECTIVES, AND POLICIES

GOAL

The County shall provide quality public water facilities to serve existing and future development needs in a cost efficient, highly reliable, and environmentally sound manner.

OBJECTIVE POT 1 ENVIRONMENTAL AND CONSERVATION POLICIES

The County shall ensure that the provision of water service and the operation of water treatment facilities under its control is accomplished in a manner which will minimize to the maximum practicable extent, any adverse impacts on the environment, public safety, residential neighborhoods and/or surrounding properties through the implementation of the following policies:

Policy POT 1.1 Cross Connection Control Program

The County shall enforce its cross connection ordinance that enables the County to require inspection, testing and maintenance of backflow devices as well as the retrofitting of existing facilities to meet the requirements of the ordinance. The ordinance also provides for the use of sanctions such as citations and/or disconnection if standards are not met.

Policy POT 1.2 Safe Drinking Water Act

The County shall monitor amendments to the Safe Drinking Water Act, as they develop. Significant amendments shall be brought to the Board of County Commissioners (Board) attention in a timely manner through a preliminary impact analysis statement provided to the Board by the Utilities Department, ~~of Environmental Services~~ describing the range of known solutions, estimated cost of each and a future timetable to identify the most appropriate and cost effective method of compliance.

Policy POT 1.3 Fluoridation

The County shall continue the existing program of water fluoridation.

Policy POT 1.4 Water Conservation Program

- A The County shall continue to ensure that current and proposed conservation practices meet or exceed conditions of the current Consumptive Use Permit (CUP); and
- B Ensure such practices are consistent with conservation practices identified as specific conditions in each CUP; and
- C Ensure these practices are incorporated into the Water Supply Facilities Work Plan adopted by reference in the Potable Water Element.

Policy POT 1.5 Conservation Devices

Updates of the Land Development Code or Building Code shall include new requirements or revisions for water conservation devices and methods as



needed. Such methods might include, but are not limited to, provisions for the use of drought tolerant species and water conserving irrigation techniques, use of Florida-Friendly/Waterwise landscaping for nonresidential construction, and surcharges for excessive consumption. Approved conservation methods shall be used singly or in combination on a site-specific basis. The County shall coordinate with the District to reduce groundwater withdrawals for nonessential uses that consume large quantities of water (i.e. the filling of decorative fountains and ponds).

Policy POT 1.6 Emergency Water Conservation

The County shall continue to have and shall amend, as necessary, the emergency water conservation ordinance to enable the County to limit water usage by methods that may include, but are not limited to, citations with fines in order to enforce restrictions, and surcharges for excessive consumption and use methods as are otherwise authorized by law. The ordinance shall, at a minimum, be consistent with the St. Johns River Water Management District's Emergency Water Conservation requirements.

Policy POT 1.7 Reuse of Reclaimed Water

The County shall continue to require all development to enter into reclaimed customer agreements as a condition of service. Actual implementation of such agreements shall be based on, but not limited to, the following considerations: availability of effluent supply, distance from existing facilities, the nature of the soils and the nature of the development. Additionally:

- A The County shall continue to ensure that current and proposed reuse practices meet or exceed conditions of Consumptive Use Permit (CUP);
- B Ensure such practices are consistent with the reuse practices identified in the CUP technical staff report;
- C Ensure current and proposed reuse practices are consistent with the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP), and the Water Supply Facilities Work Plan adopted by reference in the Potable Water Element and other related reuse plans; and
- D Ensure these practices are incorporated into the Potable Water Element's Water Supply Facilities Work Plan. Track and identify how the use of reuse water is achieving the County's goals of reducing need for ground water to meet overall water demands.

Policy POT 1.8 Required Connection to Central Water Service

The County shall require, within the unincorporated urban area, ~~as described in Exhibit FLU: Urban/Rural Boundary,~~ connection to central water service where available when a County capital project is scheduled and authorized to begin construction in the County's current adopted annual budget or construction is committed to begin within one (1) year in an enforceable schedule contained within a binding developers agreement.



OBJECTIVE POT 2 EFFECTIVE POTABLE WATER OPERATION

The County shall correct deficiencies and maximize the use of existing facility capacity by using the most cost effective and efficient means of providing water production, treatment, and transmission to the service areas.

Policy POT 2.1 Continuation of User-fee Operation

The County shall continue to construct and operate County-owned and operated water facilities by means of user fees and, when in the best interest of the County, make use of available federal and State funds.

Policy POT 2.2 Priority of Water Service

The County shall establish the priority of water service as follows in order of priority:

- A Maintenance to the existing water system where immediate threats to public health or safety exist;
- B Maintenance or upgrading of the existing water system to correct deficiencies, should they arise, and to meet the adopted level of service standards; and
- C Service to new development areas.

Policy POT 2.3 Minimum Construction Standards

The County shall provide for regulation of the construction of facilities within unincorporated Seminole County by means of the water and sewer standards as set forth in the Land Development Code.

Policy POT 2.4 Acquisition of Utilities to Augment Capacity

The County shall continue to evaluate the acquisition of private water utilities to augment system capacity, upgrade potable water service, maximize facility use and increase cost effectiveness through economies of scale where economically feasible, where the private utility meets quality and safety standards, and where such acquisition is supportive of the County's long- term water planning strategy.

OBJECTIVE POT 3 LEVELS OF SERVICE

The County shall establish and maintain a set level of service for each County potable water facility by providing facilities with sufficient capacity to meet projected service demands.

Policy POT 3.1 Levels of Service Standards

The County shall continue to maintain adopted levels of service standards through the day-to-day activities of the Utilities Department of ~~Environmental Services~~ and the implementation of the adopted Capital Improvements Element and the adopted annual budget.

The following levels of service standards are adopted for each individual service area:

- A The potable water level of service standards shall be in accordance with Exhibit A of Seminole County's Administrative Code Section 20.45. Flow demands for commercial, industrial, or other special developments differing from the flow values established by the serving utility shall be



established from existing records or by estimated projections, using the best available data.

- B Fire flows in single-family residential areas and in commercial, institutional, industrial areas and apartment or multi-unit complexes shall be in accordance with the most recent Fire Code issued by the National Fire Protection Association (NFPA).
- C Each treatment facility shall be maintained with a peak capacity at a minimum of two (2) times the average capacity.
- D These levels of service shall also be applied for planning purposes to private and city utilities serving unincorporated customers unless a different level of service is authorized by the Florida Department of Environmental Protection (FDEP) or as adopted in a comprehensive plan.
- E The County shall continue to operate in compliance with all rules and requirements of the FDEP, as well as all other applicable laws, rules and regulations, including but not limited to peak day, peak hour and service pressure requirements.

Policy POT 3.2 Potable Water Master Plan

The County shall update the Potable Water Master Plan every five years. As part of the update, the County shall conduct a level of service review to determine if adjustment of the existing level is necessary based on, but not limited to, historical data and projected demand. The Water Supply Facilities Work Plan (Work Plan), which is adopted by reference in the Potable Water Element and serves as data and analysis for the Potable Water Element, shall be consistent with the Potable Water Master Plan.

Policy POT 3.3 New and Replacement Equipment

The County shall maintain the established levels of potable water service through the acquisition of new and replacement equipment in accordance with the adopted five year Capital Improvements Element.

Policy POT 3.4 Transmission Lines

The County shall ensure that future transmission lines are sized to adequately meet the projected demands of development according to development phasing needs based upon the adopted/accepted Water Quality Master Plan which uses adopted future land uses as a basis for planning.

Policy POT 3.5 Timing of Future Treatment Facility Expansion

The County shall ensure that sufficient treatment facility capacity is maintained, once average daily flow (ADF) equals or exceeds 75% of a facility's permitted capacity or once the sum of current ADF plus future committed ADF equals or exceeds 90% of permitted capacity. A report shall be presented to the Board of County Commissioners by the ~~Environmental Services—Utilities~~ Department on the need to increase capacity and, if capacity needs to be increased, the method of increase, estimated cost and timing.

Policy POT 3.6 Adopted Potable Water Service Area Map

Exhibit POT: County Potable Water Service Areas and Treatment Plants is the adopted potable water service area map for Seminole County. Whether central water usage is required for a particular piece of property within the



service area is determined by reference to the Future Land Use Map Series, Exhibit FLU 38: Services and Facilities by Classification and the regulations governing that property according to its designation in the Series. Generally, when determined to be available in the urban area, new development or existing development with temporary well(s) shall connect to a central water system.

OBJECTIVE POT 4 COORDINATION AND URBAN SPRAWL

The County shall coordinate the extension of lines or increase of facility capacity with adjacent municipal and private facilities and discourage urban sprawl through implementation of the following policies:

Policy POT 4.1 Evaluation of Service Area Expansion

The County shall evaluate the impact ~~on~~ of delivering adequate service to residents within the adopted service area as depicted in Exhibit POT: County Potable Water Service Areas and Treatment Plants prior to the expansion of a potable water service area outside the adopted service area boundaries. The County shall not expand the service area if the adopted level of service in the existing service area cannot be maintained or if the expansion will encourage urban sprawl.

Policy POT 4.2 Methods of Providing Potable Water Outside of the Adopted Urban Service Area

~~Outside of the Adopted Urban Service Area as depicted in Exhibit FLU: Special Area Boundaries,~~ The County shall:

- A Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants outside the urban services area;
- B Encourage private central systems that exist as of the adoption date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage them from expanding their service areas;
- C New development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems; and
- D Public and private central systems may be permitted in the future if it is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an areawide administrative land use update.

Policy POT 4.3 Existing Package Plants

Existing package plants (-e.g., schools, mobile home parks, etc.) shall be requested by the County to connect to the County system when service becomes available.

Policy POT 4.4 Wholesale Agreements

- A The County shall enter into wholesale agreements with municipal and/or private utilities to encourage the most cost effective and efficient provision of water services and to avoid duplication of services during



County expansion of capacity or lines when and where economically feasible and supportive of the County's long term water planning strategy.

- B Wholesale agreements shall be incorporated as needed into the ~~Support Documents-Exhibits~~ of the Water Supply Facilities Work Plan (Work Plan) and designed to support and further advance the Work Plan.

Policy POT 4.5 Extension of Service to New Development

The County shall continue to require new development to fund the cost of extending water lines to serve their development.

OBJECTIVE POT 5 COORDINATION OF POTABLE WATER AND LAND USE PLANNING

The County shall coordinate land use planning with the management of water source and supply plans through the Comprehensive Plan, local water supply initiatives, and the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP), including the 2035 Water Resources Protection and Water Supply Strategies document, jointly developed and adopted by the St. Johns River Water Management District, South Florida Water Management District, and Southwest Florida Water Management District.

Policy POT 5.1 Ten-Year Water Supply Facilities Work Plan

The County shall maintain a Water Supply Facilities Work Plan (Work Plan) for at least a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the County's water service areas and support other local and regional water supply plans. The Seminole County 10-Year Water Supply Facilities Work Plan, prepared by Carollo, Inc, of Orlando, Florida, and dated December 2021 is hereby adopted by reference into the Potable Water Element of the Comprehensive Plan. The 10-Year Water Supply Facilities Work Plan may be found in the Seminole County ~~Environmental Services-Utilities~~ Department, the Development Services Department, and on the Seminole County website under each of the respective Department's web page.

Policy POT 5.2 Consistency of the Work Plan with the Capital Improvements Element

Capital projects scheduled in the first five years of the ten-year Work Plan shall be included in the Capital Improvements Element as shown in ***CIE Exhibit 2022 10-Year Water Supply Facility Work Plan 5-Year Capital Improvement Schedule***. This schedule shall be updated annually as necessary to maintain consistency with the capital projects listed in the Work Plan and within 18 months following an update to the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) and subsequent revision to the Work Plan.

Policy POT 5.3 Coordination with the Seminole County Water Master Plan

The County shall use the Work Plan in conjunction with the County Water Quality Master Plan to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store and distribute potable water to meet future needs.

Policy POT 5.4 Coordination of Water and Land Use Planning



The County shall coordinate the data contained in the Water Supply Facilities Work Plan with the adopted Future Land Use Map and the socio-economic data projections for the Comprehensive Plan. The County shall coordinate the Work Plan with the adopted Future Land Use Map in two ways:

- A Long-range water supply planning to meet future service demand shall be based upon the County's projection of socio-economic data done as part of each seven-year Evaluation and Appraisal of the Seminole County Comprehensive Plan, or more frequently as needed. The projections for population, housing, employment, etc., are based on the designated future land use categories and potential for development, redevelopment and infill development in portions of unincorporated Seminole County. The projections therefore provide a reasonable estimate of future service demand by location, and serve as the starting point upon which the ten-year water demand projections need to be based.
- B Prior to issuing a building permit, the County shall continue to require a concurrency review finding that the calculated water service demand can be met by available and as yet uncommitted facility capacity and water supply.

Policy POT 5.5 Coordination and Consistency with the Central Florida Water Initiative (CFWI) Regional Water Supply Plan

The County shall continue to coordinate with and be consistent with the most current Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) when updating the data or amending the ten-year Water Supply Facilities Work Plan (Work Plan). At a minimum, this coordination shall take place within 18 months following an update to the CFWI RWSP, generally undertaken every five (5) years. Any necessary changes will be included in the policies of the Potable Water Element and supporting data and analysis will be included in the text of the Work Plan. Where appropriate and feasible, the Work Plan shall include collaborative approaches with other local governments for water supply source use and development and water resource development.

Policy POT 5.6 Coordination with District and Local Water Providers

The County shall coordinate and consider with the St. Johns River Water Management District (District) and other local governments on the development of efficient, cost effective, and technically feasible water supply sources that will supplement future demands, without causing adverse impacts to water quality, wetlands, and aquatic systems. Consideration and coordination efforts made for each major water project shall be noted in the Work Plan. The County shall continue to work with the "Cooperators Group" of the District, County and Cities towards the development and evaluation of implementing a Countywide water supply plan.

Policy POT 5.7 Maximize Use of Facilities and Supply Sources

The County shall seek to maximize the use of existing potable water facilities, when financially and technically feasible, through the implementation of management techniques that enhance a source of supply, sustain water resources and related natural systems, and/or optimize water supply yield.



Policy POT 5.8 Assessment of Water Supply Facilities Work Plan during Evaluation and Appraisal

State statute requires each local government to determine the need for an Evaluation and Appraisal of its comprehensive plan at least once every seven years, to verify that changes in State Law have been incorporated into the Plan. The County shall assess as part of any necessary Evaluation and Appraisal:

- A The extent to which the County has considered the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) and met the needs identified in the Potable Water Element by implementing projects identified in the supporting documentation of the ten-year Water Supply Facilities Work Plan (Work Plan) for building public, private, and regional water supply facilities, including the development of alternative water supplies.
- B The extent to which the County has been successful in identifying alternative water supply projects, traditional water supply projects, and conservation and reuse programs to meet the water needs identified in the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) or subsequent updates.

Policy POT 5.9 Water Conservation Programs and Practices

The County shall implement and maintain conservation water programs and practices that will result in a reduction of potable water demand. A description of each is detailed in the Water Supply Facilities Work Plan adopted by reference in the Potable Water Element. These programs and practices include:

- A. Implementation of public education and outreach programs
- B. Implementation and enforcement of Water Conservation Ordinance (as may be amended), which implements an irrigation program and conservation requirements
- C. Periodic system water audits-
- D. Residential irrigation audit program
- E. Rate structure modifications to promote efficient use of water
- F. Regulations that override green lawn deed restrictions
- G. Development incentives for water efficient developments, such as those that use the Florida Water Star program
- H. Requiring water conserving plumbing devices, including those required by the Florida Building Code
- I. Meter replacement program
- J. Emphasizing Florida-Friendly/Waterwise irrigation practices
- K. Reporting free flowing wells to SJRWMD's Abandoned Artesian Well Plugging Program
- L. Implementing CUP conditions relative to water conservation
- M. Implementing the water conservation plan(s) submitted by the County as part of the consumptive use permit (CUP) process
- N. Other conservation programs and practices

Policy POT 5.10 Reclaimed Water Programs and Practices

Implement and maintain the following reclaimed water programs and practices that will result in a reduction of potable water demand:



- A Reclaimed Ordinance – The County shall enforce the adopted ordinance requiring that residential development approved by the Board of County Commissioners that is within one of the designated reclaimed service areas as depicted in Exhibit POT: County Reclaimed Water Service Areas:
 - 1. Install separate irrigation lines for new development in areas currently served or scheduled to be served by reclaimed water;
 - 2. Connect existing water services once reclaimed is available;
 - 3. Install irrigation meters; and
 - 4. Install appropriate irrigation systems.
- B Evaluate the Reclaimed Water Program as part of each future Evaluation and Appraisal Report.
- C Reclaimed Augmentation Facility – The County shall design and construct a surface water reclaimed augmentation facility at Yankee Lake site per the adopted Capital Improvements Plan project list. The County shall create and implement a plan to eventually use surface water as the primary back-up source to augment peak reclaimed water demands.
- D Tri-Party Agreement - The County shall continue to participate through a tri-party agreement with the Cities of Lake Mary and Sanford in implementing the North Seminole Regional Reclaimed Water And Surface Water Augmentation System Expansion and Optimization Project through the Joint Participation Agreement ~~Between City Of Sanford, City Of Lake Mary, And Seminole County~~ Providing For Reclaimed/Water Alternative Wwater Supply Distribution Infrastructure (Tri-Party Agreement).
- E Eastern Regional Reclaimed Water System – The County shall continue to maintain its agreement with the City of Orlando to maintain its reclaimed water allotment from the Iron Bridge Waste Water Treatment Plant for sale to the City of Oviedo and the University of Central Florida and the expansion of reclaimed service to new residential developments in identified reclaimed areas of the Southeast Service Area.

Policy POT 5.11 Compliance with the Wekiva Parkway and Protection Act

The policies in the Potable Water Element that are based on the Water Supply Facilities Work Plan (Work Plan) adopted by reference are intended to meet the requirements of the Wekiva Parkway and Protection Act by addressing jurisdictional water facilities necessary to serve existing and new development for which the County is responsible.

Policy POT 5.12 Concurrency Requirements for Potable Water

Adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.



Policy POT 5.13 Meter Replacement Program

The County shall initiate an advanced meter infrastructure program when it is financially feasible to ensure the accurate measurement of customer usage.



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SANITARY SEWER ELEMENT INTRODUCTION

Sanitary sewer services are provided to residential and non-residential unincorporated Seminole County users through County, City and private central sewer systems. The County has four (4) sanitary sewer service areas:

- 1 Southwest Service Area - This area is served by wholesale agreements with ~~Utilities Inc.~~ Sunshine Water Services and the City of Altamonte Springs;
- 2 Southeast Service Area - This area is served by the Iron Bridge Wastewater Treatment Plant located south of Oviedo and operated by the City of Orlando. By agreement, the County has reserved a proportional share of the facility's treatment capacity;
- 3 Northwest Service Area - This area is served by one County owned wastewater treatment facilities, the Yankee Lake Regional Water Reclamation Facility. This service are also provides wholesale sewer service to portions of the City of Lake Mary; and
- 4 Northeast Service Area - This area is served by one County owned wastewater treatment facility - the Greenwood Lakes Wastewater Treatment Plant. This service also provides wholesale service to the City of Longwood and a portion of the City of Lake Mary.

Additional sanitary sewer services are provided to unincorporated users by the cities of Altamonte Springs and Sanford and by three private sewer utilities - Aqua America, Palm Valley Association, and ~~Utilities Inc. of Florida.~~ Sunshine Water Services.

The County operates the sanitary sewer system as a fee-based enterprise. To ensure a continued supply of wastewater treatment, the County's ~~Environmental Services~~ Utilities Department prepares an annual budget and five-year capital plan for maintenance, replacement and capacity expansion based on a five-year master plan. Additionally, the County works with the cities and private utilities to share wholesale services.

Public health and safety is furthered by requiring central sewer hookup where new developments are constructed near available centralized sewer service, and by requiring reclaimed water distribution systems within all new development to meet Federal and State requirements, and an industrial pretreatment ordinance has been adopted.

(Entire element revised on 12/09/2008 by Ordinance 2008-44)



SANITARY SEWER ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

The County shall provide adequate public wastewater facilities to serve existing and future development needs in a cost efficient and environmentally sound manner.

OBJECTIVE SAN 1 ENVIRONMENTAL POLICIES

The County shall ~~endeavor to~~ ensure that the provision of sanitary sewer service and the operation of wastewater treatment facilities is accomplished in a manner which will minimize any adverse impacts on the environment, public safety, residential neighborhoods and/or surrounding properties through the implementation of the following policies:

Policy SAN 1.1 Wekiva River Protection Area

The County shall continue to require the use of central sewer for all new subdivisions consistent with Section 381.0065, Florida Statutes and Chapter 64E-6, F. A. C. within the statutory Wekiva River Protection Area or if a similar provision is enacted by Federal, State or local law, rule or regulation. Connection to central sewer service is required where available as defined by Chapter 64E-6, F. A. C. or when a County capital project is scheduled and authorized to begin construction in the County's then current adopted annual budget or construction is committed to begin within one (1) year in an enforceable schedule contained within a binding developer's agreement. The purpose of this policy is to provide central sewer services to projects where it can be demonstrated that the provision of such services will minimize adverse water quality impacts that would otherwise be caused by the use of individual septic systems.

Policy SAN 1.2 Monitoring of Rule Revisions

The County shall continue to monitor proposed revisions to Rule 62-640 F.A.C., "Domestic Wastewater Residuals" and to Rule 62-610 F.A.C., "Reuse of Reclaimed Water and Land Application".

Policy SAN 1.3 Required Connection to Central Sewer Service

The County shall require within the unincorporated urban area, ~~as described in Exhibit FLU: Urban/Rural Boundary,~~ connection to central sewer service where available as defined by Chapter 64E-6, F.A.C. or when a County capital project is scheduled and authorized to begin construction in the County's then current adopted annual budget or construction is committed to begin within one (1) year in an enforceable schedule contained within a binding developer's agreement. Sites within a basin management action plan must comply with Policy SAN 1.6 Onsite Sewage Treatment in Basin Management Action Plans.

Policy SAN 1.4 Onsite Sewage Treatment and Disposal Systems

The County shall continue to monitor proposed amendments by the Department of Health to Rule 64E-6.0162, Florida Administrative Code, Specific Standards



for the Wekiva Study Area, regarding standards for onsite sewage treatment and disposal systems within the Wekiva Study Area.

Policy SAN 1.5 Nitrogen Reduction Goals

The County shall continue to monitor efforts by the Department of Health and Department of Environmental Protection to establish wastewater treatment standards to achieve nitrogen reduction to groundwater and surface water within the Wekiva Study Area from sources such as, but not limited to, onsite sewage treatment and disposal systems and fertilizers.

Policy SAN 1.6 Sewage Treatment in Basin Management Action Plans

New onsite sewage treatment and disposal systems are prohibited for sites within a basin management action plan where connection to a publicly owned or investor-owned sewerage system is available as defined in section 381.0065(2)(a), Florida Statutes. On lots of 1 acre or less, if a publicly owned or investor-owned sewerage system is not available, only wastewater treatment systems, including enhanced nutrient-reducing onsite sewage treatment and disposal systems, that achieve at least 65 percent nitrogen reduction are authorized, per Section 373.811(2), Florida Statutes.

"Enhanced nutrient-reducing onsite sewage treatment and disposal systems" shall refer to onsite sewage treatment and disposal systems capable of meeting or exceeding a 50 percent total nitrogen reduction combined from the onsite sewage tank or tanks and drainfield.

OBJECTIVE SAN 2 COST EFFECTIVENESS AND MAXIMIZATION OF USE

The County shall endeavor to correct deficiencies and maximize the use of existing facility capacity by using the most cost effective means of providing wastewater transmission, treatment and disposal facilities to the service area.

Policy SAN 2.1 Continuation of User-fee Operation

The County shall continue to construct and operate County-owned and operated wastewater facilities by means of user-fees and, when in the best interest of the County, make use of available Federal and State funds.

Policy SAN 2.2 Priority of Wastewater Service

The County shall establish the priority of wastewater service provision as follows in order of priority:

- A Service to existing areas that present either an immediate threat to public health or safety, or produce serious pollution problems;
- B Maintenance or upgrading of the existing wastewater system to correct deficiencies, should they arise, and to meet the adopted level of service standards; and
- C Service to new development areas.

Policy SAN 2.3 Minimum Construction Standards

The County shall provide for the regulation of construction, operation and maintenance of wastewater facilities in accordance with water and sewer design standards as set forth in the Land Development Code.

**Policy SAN 2.4 Infiltration and Inflow Analysis**

The County shall perform infiltration and inflow analysis as necessary for those portions of the system suspected to have infiltration and inflow problems. This effort will help to better identify system performance and maximize facility use.

Policy SAN 2.5 Reuse of Reclaimed Water

The County shall continue to require all new development to enter into reclaimed water (effluent) agreements as a condition of sanitary sewer service. Actual implementation of such agreements shall be based on, but not limited to, the following considerations: availability of effluent supply; distance from the facility; the nature of the soil; and the nature of the development.

Policy SAN 2.6 Monitoring of County-Owned Facilities

The County shall continue to monitor all County-owned wastewater treatment plants to ensure the adequacy of effluent treatment and odor control.

OBJECTIVE SAN 3 LEVELS OF SERVICE

The County shall establish and maintain a set level of sanitary sewer service by providing County facilities with sufficient capacity to treat and dispose of present and projected volumes of wastewater.

Policy SAN 3.1 Levels of Service Standards

The County shall maintain adopted levels of service standards through the day-to-day activities of the Utilities Department of ~~Environmental Services~~ and the implementation of the Capital Improvements Element and the annual budget. The following levels of service standards are adopted for each individual service area:

- A 300 gallons/day/Equivalent Residential Connection. Flow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data.
- B Peak facility capacity shall be maintained at a minimum of two times the permitted capacity.
- C These levels of service shall also be applied for planning purposes to private and city utilities serving unincorporated customers unless a different level of service is authorized by the Florida Department of Environmental Protection or as adopted in a comprehensive plan.
- D The County shall continue to operate in compliance with all rules and requirements of FDEP as well as all other applicable rules and regulations, including but not limited to, peak day and peak hour requirements.

Policy SAN 3.2 Wastewater Master Planning

The County shall update the Wastewater element of the Utilities Master Plan every five years. As part of the update, the County shall conduct a level of service review to determine if adjustment of the existing level is necessary based on, but not limited to, historical data and projected demand. (The Utilities Master Plan consists of Water, Wastewater and Reclaimed Water sub-elements).

**Policy SAN 3.3 New and Replacement Equipment**

The County shall maintain the established levels of wastewater service through the acquisition of new and replacement equipment in accordance with the Capital Improvements Element.

Policy SAN 3.4 Transmission Lines

The County shall ensure that future transmission lines are sized to adequately meet the projected demands of development according to development phasing needs based upon the adopted/accepted Utilities Master Plan which uses adopted future land uses as a basis for planning.

Policy SAN 3.5 Timing of Future Treatment Facility Expansion

The County shall provide for the timely planning, design, and construction of wastewater facilities necessary to provide proper treatment and reuse or disposal of wastewater and management of domestic wastewater residuals as prescribed in FDEP Rule 62-600.405.

Policy SAN 3.6 Adopted Sanitary Sewer Service Area Map

Exhibit SAN: Sewer Service Areas is the adopted sanitary sewer service area map for Seminole County. Whether central sewer usage is required for a particular piece of property within the service area is determined by reference to the Future Land Use Map Series, ***Exhibit FLU 38: Services and Facilities By Classification*** and the regulations governing that property according to its designation in the Series. Generally, when determined to be available in the urban area, new development or existing development with temporary septic shall connect to a central sewer system.

OBJECTIVE SAN 4 COORDINATION AND URBAN SPRAWL

The County shall coordinate the extension of sanitary sewer service or increase of facility capacity with adjacent municipal and private facilities and discourage urban sprawl through implementation of the following policies:

Policy SAN 4.1 Evaluation of Service Area Expansion

The County shall evaluate the impact on delivering adequate service to residents within the adopted service area as depicted in ***Exhibit SAN: Sewer Service Areas*** prior to the expansion of a sanitary sewer service area outside the adopted service area boundaries. The County shall not expand the service area if the adopted level of service in the existing service area cannot be maintained.

Policy SAN 4.2 Existing Package Plants

Existing package plants (i.e., for schools, mobile home parks) shall be requested by the County to hook-up to the County system when it becomes available.

Policy SAN 4.3 Interlocal Agreements

The County shall enter into interlocal agreements (including wholesale agreements) with municipal and/or private utilities, to encourage the most cost effective and efficient provision of wastewater services, and to avoid



unnecessary duplication of services during County expansion of capacity or lines when and where economically feasible and supportive of the County's long term water planning strategy.

Policy SAN 4.4 Extension of Service to New Development

The County shall continue to require new development to connect to the County's wastewater system or other municipal or private utility systems where possible.

Policy SAN 4.5 Methods of Providing Wastewater Treatment and Disposal Outside of the Adopted Urban Service Area

~~Outside the adopted Urban Service Area as depicted in Exhibit FLU: Special Area Boundaries,~~ The County shall:

- A. Continue to rely primarily upon individual septic tanks as the method of providing sewer service to the residents and other occupants outside the urban services area.
- B. Encourage private central systems that exist as of the adoption date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage them from expanding their service areas.

New development outside adopted central sewer service areas shall not be designed nor constructed with central water and/or sewer systems.

Public and private central systems may be permitted in the future if it is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an area-wide administrative land use update.



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SOLID WASTE ELEMENT INTRODUCTION

Element Overview

A Plan Element that addresses Solid Waste is a requirement of State law. The purpose of the Solid Waste Element is to identify the policies that govern the provision of Solid Waste Services to the citizens of Seminole County. As of 2008, the County operates two solid waste facilities – the Osceola Road Landfill (landfill) and the Central Transfer Station (transfer station). The landfill is located in the northeastern corner of the County and provides disposal and recycling facilities serving the entire County, both unincorporated and municipal. The transfer station, located at the center of the County's urban area, provides a point from which to move the majority of the County's solid waste to the landfill or other contracted waste management and recycling facilities. As of 2006, the landfill and the transfer station are projected to meet the County's needs beyond the 2025 planning horizon, based on current regulations, disposal techniques, and operational policies.

Element Assessment

Three sets of issues have been identified for this Element, which are: waste recycling and reduction issues; health and safety issues; and Level of Service (LOS) and operational issues. Overall, the Element's only goal and supporting objectives and policies have been successful in the following ways:

- The County has met and continues to meet all State mandated waste stream separation and reduction requirements applicable to municipal solid waste disposal in the Class I landfills. Recyclable wastes and construction/demolition debris continue to be diverted from the landfill by special processing performed at the transfer station or adjacent to the landfill and then disposed of or reused as appropriate and in accordance with any applicable regulations. (*OBJECTIVES SOL 1 and SOL 3*);
- The previously State mandated minimum of a 30% diversion of the waste stream from the landfill has now been redefined as a goal to be achieved. Diversion operations already in existence prior to the change have been continued at nearly the same level, significantly extending the life of the landfill. (*OBJECTIVE SOL 1*);
- The County replaced its separation and recycling operation (cans, bottle, paper, etc.) with off-site contract operations resulting in a significant reduction in cost while improving revenue due to the volume processing done by the contractor. (*OBJECTIVE SOL 1*);
- The County continues to sponsor a Household Hazardous Waste (HHW) Program. Amnesty Days have been expanded to include all days during regular business hours. Additional disposal programs include electronic goods, sharps, tires, and used oil. Additionally, the County operates a small business hazardous waste disposal program for Conditionally Exempt Small Quantity Generators (CESQG). (*OBJECTIVE SOL 2*);
- The County has been and continues to be in compliance with regulatory requirements to perform daily covering of the exposed disposal area at the landfill with dirt and mulch. This activity is designed to reduce/eliminate aerial disease vectors (flies, etc.) and reduce the opportunity for animal feeding (in particular birds and pigs) to further limit disease transmission. (*OBJECTIVE SOL 2*);
- A litter and nuisance control program continues to be successfully operated through the County's Code Enforcement Board. (*OBJECTIVE SOL 2*);



- The County is developing a separate citizen's area at the Central Transfer Station for household and small business drop-off. This will improve safety and provide a minor capacity increase on the private hauler side of the facility. (*OBJECTIVE SOL 2*);
- Currently eighty percent (80%) of all the solid waste handled by the County is delivered to the Central Transfer Station. The other twenty percent (20%) is delivered directly to Seminole County's Landfill where recyclable construction materials are separated out for separate processing, as are white goods and landscaping debris. The Transfer Station is operating at 63% of daily capacity while annual landfill disposal is consuming the remaining space at a current rate of 1.5% per year. (*OBJECTIVES SOL 3 and SOL 4*);
- Adopted level of service (LOS) disposal rates are being met. As noted in *Policy SOL 3.1 Level of Service Standard*, the LOS standards for waste disposal shall be recalculated with each scheduled Comprehensive Plan Evaluation and Appraisal Report (EAR). New LOS levels, if necessary, will be adopted as one of the EAR recommended amendments. (*OBJECTIVE SOL 3*) or as part of an annual CIE Update. The LOS levels were updated with the 2007 Annual CIE Update on 12/11/2007;
- Landfill operations are expected to continue in the foreseeable future given the purchase of property adjacent to the landfill as conservation land which will reduce any threat of closure from creeping urbanization, and the construction of a slurry wall containment design which has been found compliant by the State. (*OBJECTIVE SOL 3*);
- Neither of the County's two solid waste facilities is projected to be deficient within a 20 year planning horizon and no capacity increases are planned at this time. The positioning of the Transfer Station in the center of the County and landfill operational techniques and regulations have ensured maximal use of these facilities. (*OBJECTIVE SOL 4*); and
- On December 1, 2007, the County initiated a gas-to-energy program at the landfill. This permitted facility captures gas produced from the landfill mass and processes it for sale.

(Entire element revised on 12/09/2008 by Ordinance 2008-44)



SOLID WASTE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

The County shall provide solid waste services for existing and future development needs in a cost effective, socially acceptable, and environmentally sound manner that will prevent the spread of disease and the creation of nuisances, and protect the public health, safety and welfare.

The County shall continue to recycle and reduce the amount of solid waste disposed of by landfilling.

OBJECTIVE SOL 1 WASTE RECYCLING AND REDUCTION

Although no longer mandated, the County shall continue to set as a goal the diversion of a minimum of thirty percent (30%) of the County's solid waste stream from disposal in the Osceola Road Landfill and meet solid waste recycling and separation goals as mandated by the Solid Waste Management Act. The Department of Environmental Protection's formula for the measurement of the reduction of municipal solid waste shall be used.

Policy SOL 1.1 Recycling Program

The County shall set as a goal a minimum 30% reduction in the amount of solid waste disposed of at the County's Class I landfill. Actions which shall be taken include, but are not limited to the following:

- A Continue to operate a Countywide recycling program.
- B Continue the Countywide residential recycling program and further develop such program through mechanisms such as implementation of materials recycling facilities or contracting for recycling processing. The program will at minimum continue to include newspaper, glass, aluminum, ferrous metals, and plastic.
- C Periodically review relevant technologies for best management practices and assess the potential for use in the County's recycling program.

Policy SOL 1.2 Special Wastes

The County requires the separate collection and delivery for disposal or recycling of the following special wastes:

- A Yard waste - The County operates and maintains a yardwaste processing program at the Osceola Road Landfill, adjacent but separate from the permitted Class I disposal area.
- B White goods - The County shall continue to operate a temporary white goods storage area and dispose of white goods periodically by marketing them to a recycler.
- C Lead acid batteries - The County shall continue the existing program of drop-off sites at the transfer station and the Landfill. The County shall continue battery pickup by local recyclers.



- D Household hazardous waste - The County shall continue the existing program of Transfer Station and Landfill drop-off sites. Waste is disposed of by a contract hazardous waste management firm.
- E Waste motor oil - The County shall continue the existing program of Transfer Station and Landfill drop-off sites and will maintain the network of drop-off sites (oil igloos) throughout the County.
- F Tires - The County shall continue the existing program of contracting for tire disposal through appropriate off-site processors.

Policy SOL 1.3 Construction and Demolition Debris

- A The County shall, in order to reduce the amount of construction and demolition debris disposed of at the Osceola Road Landfill, continue to:
 - 1 Operate a permitted construction and demolition recycling area outside of the Class I landfill area.
 - 2 Continue to recycle construction and demolition waste for use as landfill cover, road building material, etc.
- B The County shall continue to pursue the code enforcement process in order to deter the unlawful dumping of construction and demolition debris.

Policy SOL 1.4 Recyclable Materials Markets

The County shall support programs and activities which develop or expand recyclable material markets. Actions taken shall include, but are not limited to, the following:

- A The County shall use the Intergovernmental Recycling Committee to identify and pursue other recyclable commodities such as telephone books, Christmas trees, etc., and to promote additional recycling efforts by the business community to increase the amount of waste recycled.
- B The Department of Environmental Services shall continue to identify and contact recycling processors and investigate the possibility of locating recycling operations in Seminole County and the Central Florida area.

OBJECTIVE SOL 2 HEALTH AND SAFETY

The County shall endeavor to protect County residents from diseases associated with solid waste, from nuisances caused by the improper disposal of waste materials and from improper disposal of hazardous waste by implementing the following policies:

Policy SOL 2.1 Household Hazardous Waste Program

The County shall continue to sponsor the Household Hazardous Waste Program including the Amnesty Days program, operation of the existing Household Hazardous Waste Collection facilities at the Transfer Station and Landfill, and the pickup and disposal of hazardous waste materials by hazardous waste management firms.

Policy SOL 2.2 Litter/Nuisance Control

The County shall continue to enforce the Seminole County nuisance provisions through its Code Enforcement Board and other available remedies and shall promote anti-litter practices through the existing ~~adopt-a-road~~ Adopt-a-Road



program. The County shall cooperate with other jurisdictions and agencies on the detection and correction of nuisances through a countywide litter committee comprised of Solid Waste, Potable Water, DOT, Library and Leisure Services, Parks and Recreation, and Administrative Services.

OBJECTIVE SOL 3 LEVEL OF SERVICE AND OPERATIONS

The County shall provide solid waste facilities with sufficient capacity to process and dispose of present and projected future volumes of solid waste by establishing and maintaining a set level of service for each County solid waste facility.

Policy SOL 3.1 Level of Service Standard

The County shall set and maintain adopted levels of service through the day-to-day activities of the Division of Solid Waste and the implementation of the Capital Improvements Element and the annual budget. County solid waste levels of service shall be as stated here and as stated in *Exhibit SOL: Capacity, Demand and Level Of Service*. The levels of service shall be recalculated and adopted as part of the amendments associated with each scheduled Comprehensive Plan Evaluation and Appraisal Report (EAR). A recalculation and adoption may also be done in conjunction with any update to the Capital Improvements Element.

As adopted by Ordinance 2007 – 46 on 12/11/2007 the following are the Solid Waste Levels of Service:

Facility Type	Service Area	Period of Time	Adopted Level of Service
Osceola Road Landfill	Countywide	2007/08 - 2011/12	4.2 lbs/capita/day
County Transfer Station	Countywide	2007/08 - 2011/12	4.3 lbs/capita/day

Policy SOL 3.2 Capacity Study Committee

The County shall ensure that available capacity is sufficient to maintain the adopted levels of service for solid waste. The County shall appoint a study committee to begin the process of adding additional landfill capacity once the projected capacity drops below twenty (20) years and of adding additional transfer station capacity once the projected capacity drops below fifteen (15) years.

Policy SOL 3.3 Central Transfer Station

The County shall continue to operate and maintain a Central Transfer Station.

Policy SOL 3.4 Landfill Permit Requirements

The County shall continue to comply with all Class I landfill permitting requirements including, but not limited to, the following:

- A The County shall continue to operate the water quality control system; and
- B The County shall continue the evaluation of methane co-generation periodically.

Policy SOL 3.5 Enterprise Operation

The County shall continue to operate the Countywide solid waste program as an enterprise program by means of user fees, program oriented State funds, grants, etc., and not through the use of ad valorem taxes.

**OBJECTIVE SOL 4 COORDINATION, MAXIMIZATION, AND DEFICIENCY CORRECTION**

The County shall correct any future capacity deficiencies, coordinate capacity increases, and maximize the use of existing facilities.

Policy SOL 4.1 Priority of Solid Waste Services

The County shall establish the priority of solid waste activities as follows in order of priority:

- A Operation and maintenance of all facilities in accordance with applicable regulations.
- B Provision of additional capacity to service new development.

Policy SOL 4.2 Intergovernmental Coordination

The County shall continue to support an intergovernmental approach to the problems and opportunities of waste management, both within and outside the County, through the monthly coordination meetings with the recycling coordinator and any future interlocal agreements.

Policy SOL 4.3 Annual CIE Update

The County shall annually update the Capital Improvements Element to adequately fund activities and programs enabling the correction of any deficiencies which might arise, the replacement of equipment, the maximizing of existing facilities and facility capacity increases needed to serve future needs.



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CAPITAL IMPROVEMENTS ELEMENT INTRODUCTION

Overall planning and programming for capital improvements has been formally undertaken by Seminole County dating back to its first Comprehensive Plan (Plan) in 1977. Each subsequent update incorporates refinements to programs and funding strategies which serve as a basis from which Seminole County initiates significant local actions to implement programs and respond to changing conditions. Since 1991, the implementation of a five- year Capital Improvements Element (CIE) linked to the financially feasible Countywide budget and five-year Capital Improvements Program, has helped to provide for the more accurate long-range planning of growth needs and will serve as a platform from which to address larger issues such as water resources, stormwater management and legislative changes which may occur.

The CIE sets out a five-year capital expenditure program designed to implement the Plan's goals, objectives and policies and ensure adopted level of service standards are met and maintained.

As a required element of the Plan, the CIE must meet the following requirements of Chapter 163, Florida Statutes:

- A.** Ensure that the Comprehensive Plan is economically feasible and encourage the efficient utilization of public facilities (major capital improvements) by:
 - 1. Considering the need for and location of public facilities;
 - 2. Outlining principles for public facilities which are necessary to implement the plan for construction, extension, or increase in capacity and correcting existing public facility deficiencies;
 - 3. Estimating public facility costs, including identification of when facilities will be needed, general location of facilities, and projected revenue sources to fund the facilities; and
 - 4. Setting standards to ensure the availability of adequate public facilities, including acceptable levels of service.
- B.** Ensure coordination of the several elements of the Plan by requiring consistency of the Capital Improvements Element with the public facility and future land use elements.
- C.** Ensure that public facilities needed to support development are available concurrent with the impacts of the development or guaranteed in an enforceable development agreement.

The CIE sets out a capital expenditure program designed to meet the goals of the community as reflected in the policies, standards and programs adopted in the Plan. The CIE program is driven by four factors:

- A.** The community's growth;
- B.** The community's current and planned facility service programs;
- C.** The levels of service desired or required by statute for those programs; and
- D.** The desired quality of life for which the community is willing to pay.



COMPLIANCE WITH CHAPTER 163, FLORIDA STATUTES, REQUIREMENTS FOR PUBLIC SCHOOL CONCURRENCY

Public School Facilities Element - The County adopted a public school element on January 22, 2008, which added a new set of capital project tables starting with page Exhibit CIE: Facility Program – Public School Facilities. Two new policies have been added as part of the Evaluation and Appraisal Report update of the Comprehensive Plan: Policy CIE 1.13 Seminole County School Board Responsibilities and Policy CIE 3.6 Monitoring of Public School Facilities Level of Service.

An update to the capital projects list for the element shall be adopted each year as part of the County's annual CIE Update in compliance with the "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008". The Seminole County School Board is responsible for annually preparing and providing to the County and each municipality a financially feasible capital projects list for adoption by local jurisdictions.



CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL

Implement a capital planning program that provides and maintains in a timely, efficient, and fiscally prudent manner public facilities and services which protect the public health, safety and welfare; adequately serve existing and new development; are consistent with Seminole County's future land use plan; achieve and maintain adopted facility levels of service and mobility strategies; maintain the existing infrastructure; and minimize public costs.

OBJECTIVE CIE 1 ADOPTION AND UPDATE OF CAPITAL IMPROVEMENTS ELEMENT

The Capital Improvements Element shall be used to guide the programming and implementation of public facility improvements to correct existing deficiencies, repair and replace worn out or obsolete facilities and to accommodate previously approved projects and new growth in an efficient, cost effective, and timely manner.

Policy CIE 1.1 County Responsibility for Maintaining Level of Service and Mobility Strategies within the Dense Urban Land Area/Transportation Concurrency Exception Area

The Capital Improvements Element (CIE) shall include an annual schedule of the capital improvements for which Seminole County has fiscal responsibility to maintain the level of service standards adopted in the public facility elements of the Comprehensive Plan and to support mobility strategies identified in the Transportation Element (see Exhibit CIE: Facility LOS – All Facilities and Mobility Strategies at rear of element). With respect to mobility within the Dense Urban Land Area/Transportation Concurrency Exception Area, the County shall annually evaluate whether conditions that trigger the need to alter quality/level of service standards (as identified in the Transportation Element) have been achieved. If so, necessary improvements shall be included in capital or operating budgets and within the CIE.

Policy CIE 1.2 Annual Review and Update

The Capital Improvements Element shall concentrate on the first five (5) years of capital needs, shall be financially feasible and shall be reviewed and updated by ordinance annually (see ~~five-(5)year~~ capital schedules of improvements for each facility element in the Exhibits Section at the rear of this element).

Policy CIE 1.3 Florida Department of Transportation Capital Projects

The schedule of capital improvements shall recognize as financially feasible the transportation projects within Seminole County included in the first three years of the adopted five-year Florida Department of Transportation work program.



Policy CIE 1.4 Capital Improvements Element Amendments

A Plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of improvements.

Policy CIE 1.5 Capital Improvements Element Consistency with Other Elements

The schedule of capital improvements shall be based upon the Future Land Use and public facility Elements of the Comprehensive Plan and shall be consistent with all other elements of this Plan.

Policy CIE 1.6 Coordination with Annual Budgets

Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the Capital Improvements Element.

Policy CIE 1.7 Provisions to meet Committed Development Needs

Each major update of the County's socio-economic data, analysis and projections shall include a review of the assumptions, projections and provisions made to serve committed (previously approved) development, including an itemization of existing committed developments. An ongoing update of committed development needs shall be achieved through the use of reports generated by the Concurrency Management System.

Policy CIE 1.8 Criteria for Public Capital Expenditures

The County shall evaluate capital projects for inclusion into the Capital Improvements Element schedule of projects, using as a guide the degree of compliance with the following criteria:

- A.** Elimination of public health and safety hazards;
- B.** Replacement or rehabilitation of facilities and the elimination of existing capacity deficiencies necessary to maintain level of service standards;
- C.** Necessity for compliance with statutory or regulatory requirements;
- D.** Provision of capacity for redevelopment and new development, based upon projected growth patterns;
- E.** Coordination of improvement programs with State agencies, such as the St. Johns River Water Management District, that provide facilities within Seminole County;
- F.** Provision of capacity within service areas and urban centers established in the facility elements of this Plan;
- G.** Compliance with and support of locational policies established in the Future Land Use, public facilities, and other elements of this Plan;
- H.** Improved efficiency/cost-effectiveness of County operations; and
- I.** Cost impacts to annual operating budgets.

Policy CIE 1.9 Provisions for Renewal/Replacement

Each annual review and update of the Capital Improvements Element (CIE) shall include a review of the assumptions, projections, needs, and



considerations for appropriate and timely renewal and replacement of existing facilities, using as a guide the following criteria:

- A.** Evaluations of actual operating condition and useful life;
- B.** Maintenance or enhancement of the operational capacity of public facilities, including opportunities for deficiency correction;
- C.** Compliance with and support of renewal/replacement policies established in the public facility elements of this Plan;
- D.** Maintenance or improvement of operating cost-effectiveness/efficiency;
- E.** Maintenance or enhancement of services through opportunities to incorporate improved technology and materials; and
- F.** Opportunities for future fiscal efficiencies through such activities as reuse of existing facilities, renewal/rehabilitation to extend useful life, and spreading major periodic renewal/replacement cost burdens over time.

These provisions for renewal/replacement shall be incorporated in the CIE and implemented through annual budget adoptions.

Policy CIE 1.10

Prioritizing and Funding of Capital Improvements Projects

The County shall identify necessary Capital Improvements, identify funding sources for those improvements, and identify the priority for funding of those for which funding is not yet available.

- A.** If funding resources are insufficient to complete projects needed during the CIE's five-year planning period, the County shall identify the priority of the project(s) for funding and may consider options to address this issue including the following: Seeking grant funding from State or Federal funding authorities; considering public/private partnerships to fund improvements; increasing the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each year; and/or
- B.** Require that proposed developments whose service demand cannot be met to phase the development plan until such time that capital projects can be completed and ensure that the development provides for its fair share of any capital costs; and/or
- C.** Amend the Future Land Use, Capital Improvements Element and public facility elements, modify level of service standards, and/or modify the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Comprehensive Plan is maintained.

Policy CIE 1.11

Funding of Public Transportation Services

The Board of County Commissioners shall, at its discretion and in accordance with law, make use of fuel tax revenues and other legal revenue sources for the purpose of funding public transportation capital, operations and maintenance as identified in the Seminole County Comprehensive Plan Capital Improvements Element (CIE). Such revenues may be expended for the public transportation services identified in the CIE including but not limited to capital facilities, operations and maintenance. These services may be provided directly by the County or may be contracted for through public or private service providers.



Policy CIE 1.12 Maintaining Consistency with Water Supply Facilities Work Plan

The County shall include in its annual update of the County's five (5) year capital improvements schedule the first five (5) years of the Ten-year Water Supply Facilities Work Plan (which is adopted by reference in the Potable Water Element), capital improvement schedule to ensure consistency between the Potable Water Element and the Capital Improvements Element as shown in CIE Exhibit **2022 10-year Water Supply Facilities Work Plan Five-Year Capital Improvement Schedule**.

Policy CIE 1.13 Seminole County School Board Responsibilities

The Seminole County School Board (School Board) shall be responsible for annually providing a schedule of capital improvements that the Board of County Commissioners (Board) shall recognize as being financially feasible and necessary to maintain the level of service standards detailed in the "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as amended January 2008" and adopted by the Board on January 22, 2008. The schedule provided will be incorporated into the County's annual Capital Improvements Element Update. Funding for the school projects shall be the responsibility of the School Board.

OBJECTIVE CIE 2 CAPITAL IMPROVEMENTS PROGRAM

The County shall use the Capital Improvements Program (CIP) process for the update and refinement of multi-year projections of fiscal resources such that a financially feasible schedule of capital improvements is maintained.

Policy CIE 2.1 Multi-Year Projections

The Capital Improvements Program shall establish the schedule and process for regular, periodic evaluation and updating of multi-year financial projections and of fiscal policies, practices and strategies for all County programs, services and facilities.

Policy CIE 2.2 Consistency of the Capital Improvements Element with the Capital Improvements Program

The adopted Capital Improvements Element shall be consistent with the Capital Improvements Program and shall be implemented through annual budget adoptions.

Policy CIE 2.3 Multi-Year Fiscal Management

The Capital Improvements Program shall embody and be consistent with the following:

- A.** Maintenance of existing infrastructure, including renewal/replacement of worn-out facilities and rehabilitation/reuse of existing facilities, shall be specifically projected and funding identified;
- B.** Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements;
- C.** A debt management strategy and set of criteria which shall be based upon the debt management principles set forth in subsequent **Policy CIE 2.5 Debt Management Principles**;



- D.** Maintenance of levels of budgeted undesignated reserves ("contingency" and "fund balance forward") adequate to serve sound public fiscal management purposes; and
- E.** Equity of the uses of a revenue source relative to the populace generating the revenue.

Policy CIE 2.4 Multi-Year Operating Budgets

Concurrent with the inclusion of a capital improvement in the Capital Improvements Program and the Capital Improvements Element, associated impacts to annual operating budgets shall be projected and funding strategies identified.

Policy CIE 2.5 Debt Management Principles

The County shall continue to issue, manage and evaluate its debt obligations according to sound fiscal management principles, while taking into account existing legal, economic, financial and debt market considerations. At a minimum, the County shall adhere to the following objectives:

- A.** Maintain and improve the County's bond rating and market acceptance in order to minimize borrowing costs and preserve the County's access to credit markets.
- B.** Maintain a position of full compliance with disclosure guidelines for all financial reports, official statements, and continuing disclosure reports.
- C.** Structure bond issues and other debt instruments to match the useful life of capital improvements using the most appropriate method of borrowing funds.
- D.** Address pertinent factors before issuance of debt:
 1. Legal constraints on debt capacity and various financing alternatives.
 2. Urgency of the capital requirements to be met and the economic costs of delays.
 3. Willingness and financial ability of the taxpayers to pay for the capital improvements.
 4. Determination as to whether to employ a "pay as you acquire" versus a "pay as you use" approach.
 5. Proper balance between internal and external financing.
 6. Current interest rates and other market considerations.
 7. The financial condition of the County.
 8. The types, availability and stability of revenues to be pledged for repayment of the debt.
 9. Type of debt to be issued.
 10. The nature of the projects to be financed (i.e., approved schedule of improvements, non-recurring improvements, etc.).



OBJECTIVE CIE 3 LOS AND DEVELOPMENT AND REDEVELOPMENT APPROVALS

By adoption and implementation of the Seminole County Comprehensive Plan, land use decisions shall require maintenance of adopted level of service standards and mobility strategies, and shall be coordinated with the Capital Improvements Element and public facility elements including the adopted schedule of capital improvements.

Policy CIE 3.1 Adopted Level of Service Standards and Schedules of Capital Improvements

Exhibit CIE: Facility LOS - All Facilities and Mobility Strategies shall identify the adopted level of service standards for each public facility. **Exhibit CIE: Facility Program** for individual elements or **Exhibit CIE: Five-Year Capital Schedule of Improvements** for multiple facility programs shall detail the annually adopted five-year capital expenditure program supporting the goals, objectives and policies of the Plan.

Policy CIE 3.2 Application to New Development and Redevelopment

For the purposes of approving new development and redevelopment, subsequent to adoption of this Comprehensive Plan, all adopted public facility level of service standards and schedules of capital improvements shall be applied and evaluated in any new development and redevelopment reviews and approvals consistent with policies of the Implementation Element. A final development order shall be issued only if this evaluation finds that the needed public facilities that meet the adopted level of service standards are available or are assured to be available concurrent with the impacts of the development. Within the Dense Urban Land Area/Transportation Concurrency Exception Area, Mobility Strategies as detailed in the Transportation Element shall apply, rather than adopted roadway levels of service (except for State roads). Preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop or redevelop the subject property are granted or implied by the County's approval of the preliminary development order.

Policy CIE 3.3 Five-Year Level of Service and Impact Assessment

To guide provision of adequate public facilities concurrent with the impacts of development, the schedule of capital improvements for each public facility type shall be accompanied by a summary evaluation of capacity needs and availability for at least the five-year period.

Policy CIE 3.4 Concurrency Management and Mobility

Seminole County shall continue to operate a concurrency management system pursuant to the Implementation Element which, in conjunction with Policy CIE 3.2 Application to New Development and Redevelopment and other policies of this Capital Improvements Element, will ensure that development orders and permits are issued in a manner that will assure that the necessary public facilities and services are available at adopted level of service standards concurrent with the impacts of that development. Within the Dense Urban Land Area/Transportation Concurrency Exception Area, Mobility Strategies as detailed in the Transportation Element shall apply, rather than adopted roadway levels of service (except for State roads).

For potable water, adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior



to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.

Policy CIE 3.5 Level of Service Monitoring

Seminole County shall maintain a monitoring system which enables the County to determine whether it is adhering to the adopted level of service standards and the schedule of capital improvements. Findings and determinations from the monitoring system shall be used in each annual review and update of this Capital Improvements Element.

Policy CIE 3.6 Monitoring of Public School Facilities Level of Service

The County Board shall rely on the Seminole County School Board to provide a demonstration that adopted levels of service are being met. The County shall support the maintenance of the public schools level of service by requiring completion and submission for each site plan, final subdivision or functional equivalent for new residential development a School Capacity Availability Letter of Determination signed by an authorized representative of the School Board.

Policy CIE 3.7 Level of Service Monitoring for the US 17-92 Corridor

The County shall verify that the municipal service providers responsible for potable water and sanitary sewer service within individual service areas of the US 17-92 Corridor can continue to provide such services to proposed redevelopment projects, in accordance with their respective levels of service, through the County's Development Review Process and such interlocal agreements as may be necessary. The County shall continue to monitor its own level of service and schedule of capital improvements for those portions of the US 17-92 Corridor that are served by Seminole County.

Policy CIE 3.8 Accessory Dwelling Units (ADUs)

As regulated under this Comprehensive Plan and the Land Development Code, ADUs shall be considered to have negligible impacts on available capacities of all public facilities, and shall not be counted toward maximum permitted densities under any applicable future land use designation. This policy shall be re-evaluated at two (2) year intervals to determine whether revisions are required to maintain adopted Levels of Service.

OBJECTIVE CIE 4 USER PAYS PRINCIPLE

Development shall bear a proportionate cost of needed facility improvements through equitable and legally available means.

Policy CIE 4.1 Developments Proportionate Share

Development will bear an equitable and proportionate share of the cost of providing new or expanded public facilities required to maintain adopted levels of service through mechanisms such as impact fees; capacity fees; developer dedications; developer contributions pursuant to land development regulations; and special benefit assessment/taxing districts.

Policy CIE 4.2 Fee Assessments



The County shall regularly evaluate whether present fee levies are adequate to address impacts of inflation, whether the County needs to appropriate new impact fees, and whether capacity fees, user charges, special benefit assessment/ taxing districts and other mechanisms are adequately and fairly meeting the fiscal demands placed on the County by new development.

Policy CIE 4.3 Proportionate Fair-Share Program

The Proportionate Fair-Share Program as provided in Section 163.3180(16), Florida Statutes, shall apply to all developments in the County that impact a road segment or transportation facility in the County Concurrency Management System that applies to areas outside of the Seminole County Transportation Concurrency Exception Area (TCEA), where the developer has been notified of a failure to achieve transportation concurrency on the roadway segment or segments, or transportation facility or facilities.

An applicant may choose to satisfy the transportation concurrency requirements by making a proportionate fair-share contribution if the proposed development is consistent with the County's Comprehensive Plan and Land Development Code, and the County's five-year Capital Improvement Program (CIP) and the Capital Improvements Element (CIE) include a transportation improvement or improvements that, upon completion, will accommodate the additional trips generated by the proposed development, or the County agrees to add the transportation improvement to the CIP and CIE no later than the next regular update of those documents. When the Proportionate Fair-Share Program is used by a developer, this source of funding shall be included in the CIP and CIE as a revenue stream for the affected transportation improvement or improvements.

The methodology to calculate proportionate fair-share mitigation, which is specified in the Land Development Code, shall be as provided in Section 163.3180(12), Florida Statutes proportionate fair-share mitigation includes separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by Seminole County. Mitigation for development impacts to facilities on the Strategic Intermodal System, as required by Section 163.3180(16)(e), Florida Statutes, and the County's Land Development Code, requires concurrence of the Department of Transportation.

In addition, the Proportionate Fair Share program shall apply to all development and redevelopment within the Seminole County TCEA where a proposal generates a need for expansion of or improvements to existing or planned mobility strategy facilities.

Such mobility strategy facilities may include, but not be limited to pedestrian improvements (such as sidewalks connecting the proposal to a LYNX or SunRail stop, or pedestrian paths connecting a residential proposal to nearby employment opportunities); bicycle improvements (such as bicycle paths connecting the proposal to a LYNX or SunRail stop); transit improvements (such as bus shelters or improvements to a SunRail stop) or roadway mobility improvements (such as pedestrian crosswalks, Intelligent Transportation System or other signalization improvements, pedestrian medians, deceleration lanes or other features).

The methodology to calculate such fair-share shall be as specified in the County's Land Development Code.



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PROPERTY RIGHTS ELEMENT GOAL, OBJECTIVES AND POLICIES

In accordance with the legislative intent expressed in Section 163.3161(10) and Section 187.101(3), Florida Statutes that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision-making.

GOAL: PRIVATE PROPERTY RIGHTS

Seminole County will make decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

OBJECTIVE PR 1: PRIVATE PROPERTY RIGHTS DECISION MAKING

The County shall consider the following property rights in local decision making.

Policy PR 1.1: Decision Making Property Rights Criteria

The following rights shall be considered in local decision making:

- A The right of a property owner to physically possess and control ~~his or her~~ their interests in the property, including easements, leases, or mineral rights.
- B The right of the property owner to the quiet enjoyment of the property, to the exclusion of all others.
- C The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
- D The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- E The right of a property owner to dispose of ~~his or her~~ their property through sale or gifts.

OBJECTIVE PR 2: PROTECTION OF PRIVATE PROPERTY RIGHTS

The County shall not intentionally enact or impose any unreasonable land development regulation or apply any land development regulation in an unreasonable manner such that the taking of private property rights would result.

Policy PR 2.1: Private Property Rights Act

The County shall fully implement the provisions of the Bert J. Harris, Jr., Private Property Rights Protection Act, Section 70.001, Florida Statutes (2021), as may be amended or replaced. Each staff recommendation relative to any land use decision shall consider the provisions of that Act and other general principles of law relating to the appropriate regulation of land without said regulation resulting in the taking of private property rights.



Policy PR 2.2: Evaluation Criteria of Property Rights Assertions

The following definitions shall be used to evaluate legitimate private property rights assertions:

- A The reasonable use of property is a use which does not adversely affect the public health, safety, morals, or welfare and is compatible with abutting or proximate properties and is otherwise a use that is consistent with generally accepted land use planning principles.
- B The fact that a zoning classification is within the range of zoning classifications allowed within a land use designation shall not mean nor be construed that a particular zoning classification or the uses within a zoning classification are a reasonably foreseeable use of the property.
- C Property owners do not have reasonable investment backed expectations when a use is speculative, incompatible with abutting or proximate uses, is inconsistent with the provisions of this Plan, or is inconsistent with generally acceptable principles of land use planning.
- D An unfair burden on property owners will occur when property is too stringently regulated in view of the level of regulation necessary to protect the public health, safety, morals, or welfare, in view of consistency with this Plan, in view of compatibility with abutting or proximate land uses, and in view of generally acceptable planning principles.

OBJECTIVE PR 3: PUBLIC PARTICIPATION

People have the right to participate in planning and development decisions that affect their lives and property. The County shall ensure that all decision-making be transparent so that all people may participate in decisions that affect their lives and property.

Policy PR 3.1: Public Hearing When Necessary

Seminole County shall ensure that decision-making requiring a public hearing meets the standards of this Comprehensive Plan.

Policy PR 3.2: Public Notification and Participation

Public notification shall be consistent with the requirements for advertisement and notice of an amendment to a comprehensive plan found in Section 163.3181 and Section 125.66, Florida Statutes and in accordance with the Public Participation Standards noted in the Implementation Element of the Seminole County Comprehensive Plan and in the accordance with the procedures listed in the Land Development Code for Public Notice Procedure.

Policy PR 3.3: Additional Standards

- A The County shall rely upon performance standards noted in ***Policy FLU 5.4.7 2-9 Determination of Compatibility in the Planned Development Zoning Classification*** such as buffering, perimeter lot size transitioning, and other appropriate measures to ensure compatibility where residential subdivisions of differing densities meet. These standards are intended to provide homeowners and home buyers with reasonable assurances as to the potential form and impacts of future development on adjacent or nearby

properties. The effectiveness of this strategy will be evaluated every five years to determine how well it addresses compatibility issues and concerns and will be revised as necessary.

- B The County shall rely upon the performance standards noted in ~~Objective~~ **FLU Goal 7-17 Procedures for Land Use Decisions, Dispute Resolutions, Adult Uses** such as location of adult uses, protection of residential neighborhoods, natural resources, and vested rights.



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INTERGOVERNMENTAL COORDINATION ELEMENT INTRODUCTION

The Intergovernmental Coordination Element of a comprehensive plan is required by Florida State law. This Element sets forth relationships, principles, and guidelines for coordination of plans of the County with, among others, the School Board of Seminole County, County municipalities, regional authorities, adjacent counties, and State agencies. Seminole County continues to engage in meaningful intergovernmental coordination efforts with municipalities and other agencies and levels of government. Without effective intergovernmental coordination, the goals, objectives and policies in the other elements may not be realized.

The Community Planning Act requires all comprehensive plans to be internally consistent and consistent with regional and State plans, i.e., local plans must be consistent with and further the Strategic Regional Policy Plan (SRPP); and must be consistent with and further the State Comprehensive Plan. Other applicable provisions of law related to intergovernmental coordination include Section 163.3171, (F.S.) which addresses joint agreements. The Seminole County Comprehensive Plan is consistent and compatible with the SRPP and the State Comprehensive Plan through shared policies and through its coordination mechanisms with the municipalities within Seminole County, adjacent counties and bordering municipalities, the School Board of Seminole County, and State, Federal, and other agencies, including independent governmental entities that have no regulatory authority over land.

The Comprehensive Plan Elements or program areas most concerned with intergovernmental issues include land use planning/joint planning and annexation agreements, including water and sewer agreements; coordination with the School Board of Seminole County; transportation planning and concurrency management/mobility strategy coordination with the cities and the State; environmental, conservation and resource protection/mitigation; and stormwater management/drainage issues.

The Intergovernmental Coordination Element's Goals, Objectives, and Policies section contains its own policies in addition to a summary of policies that originate from other Comprehensive Plan Elements and which address coordination efforts. The number of policies from other elements is extensive, demonstrating coordination efforts documented or recommended concerning the topics of the individual elements. The County shall continue the existing intergovernmental coordination programs contained in this Comprehensive Plan.

To ensure that City-County coordination results in efficient provision of services and compatible land uses, Seminole County will continue existing coordination efforts. Previous steps taken include the following:

- In 1995, the County entered into an agreement with all cities and the School Board of Seminole County that provides for conflict resolution and mediation measures among the jurisdictions in times of dispute.
- The County, the School Board and all cities, except Longwood, entered into an Intergovernmental Planning Coordination Agreement in 1997 that assures notice to each entity for zoning and land use changes that may be of a multi-jurisdictional significance.
- In 2007/2008, the County, County Municipalities and the School Board of Seminole County enacted the 2007/2008 Interlocal Agreement for Public School Facility Planning and School Concurrency. In 2007, the County entered into an Interlocal Agreement for Public School Facility Planning and School Concurrency with the Seminole County School Board and the seven cities, as required by State Law. The 2007 Interlocal Agreement provided for: sharing of data on student enrollment, population projections and educational facilities plans; procedures for joint planning for selection of new school sites, remodeling and closures of



schools; inclusion of school capital improvement program for school capacity within the county and city Capital Improvement Elements in compliance with requirements then included in State Law; procedures for determining how services needed by a public school (such as sidewalks, roads, water or sewer) would be provided and a uniform Public School Concurrency process, as was required at that time by State Law. This 2007 Interlocal Agreement was subsequently amended in January 2008 to comply with the requirements of State Law at that time.

In addition, the County continues to encourage the pursuit of joint planning agreements or other coordination agreements, with the cities in the County. The County intends to work diligently with the cities and the School Board of Seminole County to improve intergovernmental coordination to ensure livable communities for the County's residents for generations to come.

Various other coordination efforts are in place. Since the County's urban area has been identified as a 'Dense Urban Land Area' (DULA) eligible to be designated as a Transportation Concurrency Exception Area (TCEA), the County has initiated and continued efforts to coordinate Mobility Strategies for the unincorporated portion of the TCEA with the Mobility Strategies of the cities located within the incorporated portion of the TCEA. In addition, the County continues ongoing efforts to coordinate its Mobility Strategy with those of Orange County and the City of Maitland.

Of particular interest are coordination efforts with many environmental interest groups, such as ~~the Econlockhatchee River Work Group~~ those whose purpose is to share information concerning the lands in both the Big and Little Econlockhatchee and Wekiva River Basins and a similar organizations , the Wekiva River Work Group.

The County will continue to participate in regional transportation issues through its interlocal agreement with METROPLAN ORLANDO (the Metropolitan Planning Organization).

The following major activities relating to intergovernmental coordination have occurred since adoption of major Evaluation and Appraisal (EAR)-based amendments to the Seminole County Comprehensive Plan on May 8, 2001, December 9, 2008, and _____, 2024 (TBD):

A. Interlocal Service Delivery Agreement Report

In 2003, the County created the Interlocal Service Delivery Agreement Report (ISDAR), as required by Section 163.3177(6)(h), Florida Statutes, which identified all existing or proposed interlocal service-delivery agreement regarding:

1. Education;
2. Sanitary Sewer;
3. Public Safety;
4. Solid Waste;
5. Stormwater Management;
6. Potable Water;
7. Parks and Recreation; and
8. Transportation Facilities

B. Charter Amendment

In 2004, Seminole County voters approved a referendum that established a Rural Area and a Rural Boundary in the Home Rule Charter through a map and a legal description. The Charter Amendment also required the County to add the map and legal description to the Seminole County Comprehensive Plan (see Exhibits FLU Rural Boundary Map and Rural Area Legal Description). The Charter Amendment stated that, for the legally described Rural Area



as shown in the "Rural Boundary Map", the Future Land Use designations contained in the Seminole County Comprehensive Plan shall control the density and intensity of development. Additionally, the Board of County Commissioners must approve all changes to the Future Land Use designations regardless of whether any lands in the Rural Area are located within a municipality.

The City of Winter Springs adopted a comprehensive plan policy and ordinance that provides that the City will not process voluntary annexations east of the DeLeon Street right-of-way.

C. Commuter Rail (SunRail)

Following completion of the County's 2006 Evaluation and Appraisal Report (EAR), the Florida Department of Transportation (FDOT) announced funding for commuter rail to serve Seminole, Orange, Osceola and Volusia counties. The four stations serving Seminole County are located within the cities of Sanford, Lake Mary, Longwood and Altamonte Springs. Most land surrounding the stations is incorporated, but portions of land abutting the Sanford and Altamonte Springs stations are unincorporated. The Altamonte Springs land contains existing neighborhoods that desire to retain their character, but some landowners may be interested in redevelopment supportive of rail commuters. In addition, the stations themselves and their parking areas will be the responsibility of Seminole County, and may become locations acceptable for mixed use redevelopment efforts.

In 2010, as part of the County's Mobility Strategy (for a Transportation Concurrency Exception Area or TCEA) and the identification of an Energy Conservation Overlay (to comply with requirements of House Bill 697 of 2008 that were removed from Chapter 163, Part II, Florida Statutes in 2011), incentives to encourage phased redevelopment of a more energy-efficient and transit-ready compact mixed land use pattern were examined for areas within a ½ mile radius of each commuter rail station. Mobility strategy coordination with the cities will be a continuing process.

Consultants retained with the use of U.S. Housing and Urban Development (HUD) Sustainable Cities grant funds during 2013-2014 further analyzed potential land use and multimodal mobility improvements around the SunRail stations located in the cities of Altamonte Springs and Sanford. Some of the recommendations for pedestrian improvements in the unincorporated neighborhoods abutting the Altamonte Springs SunRail station have already been included in the County's Capital Budget.

D. Seminole Way

A new 'target area' for potential higher wage jobs was identified by the Board of County Commissioners in 2007, and potential amendments to both text and the Exhibit FLU: Future Land Use Map to implement the new target area were examined during the 2008 Evaluation and Appraisal Report (EAR)-based amendment process. This new target area was the "Seminole Way", an area that runs north from State Road 426 in the City of Oviedo to Rinehart Road in the City of Lake Mary, following the State Road 417 "GreeneWay" Corridor. The intent of this target area is to connect to the similar "Innovation Way" in Orange County, fostering a regional corridor of higher paying employment. A variation of the County's High Intensity Planned Development (HIP) land use was considered.

E. Continued Joint Planning for the US 17-92 Community Redevelopment Area

As a part of Seminole County's 2008 Evaluation and Appraisal Report (EAR)-based amendments, intended to respond to the 2006 EAR, the County initiated meetings during 2007 and 2008 with cities that are participants in the US 17-92 Community Redevelopment Area (CRA), interested property owners and interested citizens on discussions about an administrative land use amendment for certain unincorporated portions of the CRA. The amendment, which was included within the County's 2008 EAR-based amendment package,



changed certain properties previously designated as “Commercial” to “Mixed Development”, where property owners desired this change.

During 2009 and 2010, this planning effort also initiated the update of the CRA Plan. The updated CRA Plan identified a set of strategies to be used by all CRA participants to ensure provision of services, including but not limited to: a coordinated approach to the provision of multi-modal mobility alternatives within a regional, unified Transportation Concurrency Exception Area (TCEA) identified as a mechanism of the redevelopment efforts of the cities and Seminole County; and the identification of providers of potable water and sanitary sewer service for those areas not currently served within the CRA corridor. The relevant portions of the updated CRA plan will serve as the basis for any additional necessary Interlocal Agreements among the cities and the County.

The policies within the Intergovernmental Coordination Element provide direction for Seminole County’s intergovernmental coordination with municipalities within the County, and with adjacent counties and their municipalities, as well as with authorities, independent special districts, utility companies, the School Board of Seminole County, and with State, Federal, and regional agencies. Each of the Elements of this Comprehensive Plan addresses intergovernmental issues where applicable.



INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1

The County shall ensure the effectiveness and efficiency of all governmental services and programs by fostering intergovernmental coordination between the County, its municipalities, adjacent counties and cities, utilities and quasi-public agencies, regional agencies, and State and Federal governments.

OBJECTIVE IGC 1 COORDINATION OF COMPREHENSIVE PLAN WITH ADJACENT LOCALITIES AND THE SCHOOL BOARD

Seminole County shall coordinate its comprehensive planning programs and activities with the programs and plans of adjacent municipalities and counties and the Seminole County School Board to ensure effective and efficient delivery of public services through implementation of the following policies:

- | | |
|-----------------------|--|
| Policy IGC 1.1 | Intergovernmental Coordination Committees
The County shall continue to use intergovernmental coordination committees, such as the Planning Technical Advisory Committee, to ensure consistency between comprehensive plan programs and issues of adjacent municipalities and counties. |
| Policy IGC 1.2 | Multiparty Development Agreements
The County shall continue to seek multiparty agreements (e.g., City/County/developer agreements) as a means to expedite facility improvements and reduce public costs. |
| Policy IGC 1.3 | Coordinated Concurrency Management Systems and Mobility Strategies
The County shall continue to coordinate with the cities and School Board in the implementation of their concurrency management system (ordinances and standards) for compatible adopted levels of service, and shall continue to coordinate with the cities, Orange County and the City of Maitland in the ongoing development, monitoring and implementation of mobility strategies. |
| Policy IGC 1.4 | Policy Coordination
The County shall continue to participate in the Council of Local Governments of Seminole County (known as CALNO), consisting of Seminole County and County Municipalities, to provide a policy recommending forum to coordinate growth plans and programs and to resolve interlocal disputes. |
| Policy IGC 1.5 | Advance Notification of Land Use Actions and Changes in Land Use Regulations
The County shall continue to transmit advance notification of land use actions, such as plan amendments and zonings, and changes in land use regulations |



to cities that may be affected, pursuant to the Intergovernmental Planning Coordination Agreement of 1997, or through other formal interlocal agreements with the cities and the School Board of Seminole County as required by the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008.

Policy IGC 1.6 Joint Planning Interlocal Agreements

The County shall pursue adoption of Joint Planning Agreements with each County Municipality. JPAs shall address, at a minimum, but not be limited to future annexations, provision of services, and facilities and land use compatibility. JPAs shall also include agreement on future densities and intensities of properties that may be annexed, a procedure for resolution of any conflicts and/or disputes, and standards for cut through traffic.

Editor's Note: Seminole County and the City of Oviedo entered into a JPA in 1999, amended in 2006 and 2008.

Policy IGC 1.7 Support to Other Jurisdictions

The Historical Commission shall continue to provide support to other jurisdictions in their efforts to identify, preserve, protect, and enhance public accessibility to historical resources.

Policy IGC 1.8 Incorporated Policies

Additional intergovernmental coordination policies listed below by subject matter related to the issues and to this objective are included within the following Elements of this Plan:

Transportation Element Policies include:

- Municipal Participation

Potable Water Element Policies include:

- Wholesale Agreements –Water

Sanitary Sewer Element Policies include:

- Wholesale Agreements-Sewer

Solid Waste Element Policies include:

- Recycling Program

Future Land Use Element Policies include:

- Joint Planning Agreement (JPAs) with the City of Winter Springs

Future Service Areas

- Planning Technical Advisory Committee

Conservation Element Policies include:

- Countywide Wetland/ Flood Regulations

Drainage Stormwater Management Element Policies include:

- Middle Basin Working Group

Housing Element Policies include:

- Housing Program Implementation



Recreation and Open Space Element Policies include:

- Joint Projects

Policy IGC 1.9

Joint Processes for Collaborative Planning

The County shall implement the processes for which it has responsibility under the "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency As Amended January 2008" which superseded a previous interlocal Agreement of 2003 adopted by the County, the Seminole County School Board and the seven cities. The 2007 Interlocal Agreement As Amended January 2008 sets out processes for, among other issues: sharing of data such as population projection and student enrollment; joint planning for school site selection, remodeling and school closure; joint consideration for necessary off-site improvements such as sidewalks, roadways, water and sewer; inclusion of the School District's capital improvements program for school capacity in the Capital Improvements Elements of Agreement signatories as required by State Law; and the uniform School Concurrency process to be implemented countywide.

Policy IGC 1.10

Coordinated Efforts to Protect Established Residential Areas, Protected Natural Resources, Drainage Stormwater Management Features, Multimodal Mobility Systems, and Historic Rural Areas

The County shall work diligently with the cities to protect and ensure the viability of established residential uses, protected natural resources, drainage features, multimodal mobility systems, and historic rural areas through formal and informal agreements, such as Joint Planning Agreements.

Agreements with cities in Seminole County will emphasize protecting homes, natural areas, drainage features, multimodal mobility systems, and historic rural areas from adverse impacts caused by incompatible land uses, cut-through traffic, uncontrolled surface water runoff, and costly or duplicative demands for service; will provide for transitional uses or buffers where needed on border parcels; and provide adequate separation of homes, natural areas and historic rural areas from land uses that are sensitive in nature.

Policy IGC 1.11

Coordination of Trail Protection

The County shall encourage the cities in Seminole County, through interlocal agreements or other formal agreements, to adopt trail corridor protection regulations similar to the County's regulations.

Policy IGC 1.12

Advance Notification, Shared Information and Development Review Coordination between Seminole County and Orange County

The following advance notification, shared information, and development review coordination procedures are intended to assist Seminole County and Orange County in their respective planning efforts in proximity to the Seminole/Orange County line and to further support the Central Florida Regional Growth Vision:

- A** Seminole County shall notify Orange County within 30 days of receipt of an application affecting land within one-half mile of the Seminole/Orange County line, and no less than 10 working days before consideration by the Development Review Committee or the Planning & Development Division, of the following types of applications: Future Land Use map amendments, rezonings, subdivisions, final engineering plans for a subdivision, sector



plans or sector plan amendments, or site plans that are located within one-half mile of the Seminole/Orange County line;

- B** The Orange County staff and/or Board of County Commissioners may provide comments relating to appropriate buffering, transitional uses, impacts on the Orange County Comprehensive Plan and Orange County services and/or other mitigating measures;
- C** Such comments received by Seminole County shall be included in all review materials for the proposal and shall be given consideration during the development review process. Seminole County may request additional information from Orange County regarding the proposals, if needed;
- D** Notices shall be provided to the attention of the Orange County Mayor, Orange County Manager and Orange County Planning Division Manager; and
- E** Seminole County reserves the right to exercise the option identified in Sections 125.001 (2) and 125.001 (2)(a), Florida Statutes, to adopt a resolution authorizing participation of the Seminole County Board of County Commissioners in a duly advertised joint public meeting with the governing body of Orange County and the governing bodies of any Seminole County and Orange County cities involved in an issue of joint concern. The joint public meeting may be held to discuss: land planning and development; economic development; mitigating the impacts of proposed development on rural areas, natural areas, surface water quality, storm water management, multimodal mobility, and public safety, and any other matters of mutual interest. The meeting would be held in an appropriate public location.

OBJECTIVE IGC 2 COORDINATION OF PLAN WITH OTHER LOCAL AGENCIES

Seminole County shall continue to coordinate its comprehensive planning programs and activities with the programs and plans of the School Board of Seminole County, major utilities, quasi-public agencies, and other local governments providing services but not having regulatory authority over the use of land.

Policy IGC 2.1 Use of School Data for Planning County Infrastructure

The County shall continue to include school enrollment data in transportation planning and capital programs. The County shall exchange data with the School Board of Seminole County for use in the respective capital planning programs.

Policy IGC 2.2 Improving School Board/County Staff Coordination

The County shall continue to coordinate with the School Board of Seminole County to facilitate participation in the County Comprehensive Plan review process and the school planning process.

Policy IGC 2.3 School Board Representation on the Planning Technical Advisory Committee (PTAC)

The County will continue to encourage the active participation of a representative of the School Board of Seminole County on the PTAC.

Policy IGC 2.4 School Board Representation on the Development Review Committee



The County shall continue providing information to and reserving a position for a School Board of Seminole County representative to the County's Development Review Committee.

Policy IGC 2.5 Policy Coordination between School and County Boards

The County shall continue to promote effective coordination of the policies and programs of the School Board of Seminole County and Board of County Commissioners.

Policy IGC 2.6 Coordinated Utility Relocation

The County shall continue to provide utility companies, both private and public, with road design/construction plans and schedules as they are adopted or changed to ensure timely relocation or removal of utilities as deemed necessary by the County.

Policy IGC 2.7 County Review of Electrical Transmission Facilities

The County shall continue to coordinate with local power companies in providing the County sufficient opportunity, at an early stage in the design process, to review and comment on plans to construct electrical substations and transmission lines within the County, consistent with State Law.

Policy IGC 2.9 Historical Commission

The Historical Commission shall advise the Board of County Commissioners on historical matters relevant to the County and surrounding jurisdictions, advise the Board of County Commissioners on the execution of Commission duties, as they relate to the history of Seminole County, and shall perform advisory functions as described by ordinance and approved by the Board.

Policy IGC 2.10 Historical Museum

The County shall maintain the Historical Museum Complex, which houses, displays, and illustrates to the public, historic records and other materials detailing the County's history, as well as city and regional items of interest pertaining to that history.

Policy IGC 2.11 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008

The County shall enforce the terms and conditions, applicable to Seminole County, contained in the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008, as executed by Seminole County, County Municipalities, and the School Board of Seminole County for coordinating land use, public school facilities planning, and school concurrency.

Policy IGC 2.12 Landscaping, Creating Energy and Water Conserving Features, and Maintenance of Public Roadways

The County shall form partnerships with its municipalities to establish consistent policies and regulations governing the visual appearance of major public roadways, such as buffering, preserving or creating energy conservation features and water-conservative landscaping.

Policy IGC 2.13 Total Maximum Daily Load

The County shall work cooperatively with the Florida Department of Environmental Protection (FDEP) to develop a proactive approach to the Total



Maximum Daily Load (TMDL) process through the County's monitoring program, National Pollutant Discharge Elimination System program, Lake Management program, and County's Watershed Atlas project. These projects, and coordination between County and FDEP staff, with assistance from the County's consultant, has and will continue to enable the County to participate and have greater affect upon the development of TMDLs for all impaired water bodies, including those located within municipalities.

Policy IGC 2.14

Incorporated Policies

Additional intergovernmental coordination policies listed below by subject matter related to the issues and to this objective are included within the following Elements of this Plan:

Future Land Use Element Policies include:

- School Sites

Transportation Element Policies include:

- Encourage Coordination with Educational/Training Institutions
- Economy Studies
- Identifying Airport Transportation Needs
- Coordinated Capital Plans with Airport Authority and Rail Companies
- Conservation Compliance

Recreation and Open Space Element Policies include:

- School Facility Joint Use
- Florida Trail/Rails to Trails

Drainage Stormwater Management Element Policies include:

- Infrastructure Coordination

Policy IGC 2.15

Co-location of Facilities

The County and the School Board of Seminole County shall continue to coordinate regarding co-location of public facilities, such as parks, libraries, and community centers, with schools to the greatest extent possible. The County shall encourage the School Board of Seminole County to establish or renew cooperative agreements as may be beneficial to the public at large to jointly purchase, develop, maintain, or operate specific properties or facilities such as recreation facilities, libraries, community centers, playgrounds, and emergency shelters.

Policy IGC 2.16

Interlocal Agreement with School Board

The County shall continue to implement those processes for which it is responsible in accordance with the Interlocal Agreement titled "2007 Interlocal Agreement for Public School Facility Planning and School Concurrency As Amended January 2008" which the County entered into with the Seminole County School Board and the seven cities, as required by State Law. The 2007 Interlocal Agreement As Amended January 2008 provides for sharing of data on student enrollment, population projections and educational facilities plans; procedures for joint planning for selection of new school sites, remodeling and closures of schools; inclusion of school capital improvement



program for school capacity within the County and city Capital Improvement Elements in compliance with State Law; procedures for determining how services needed by a public school (such as sidewalks, roads, water or sewer) will be provided and a uniform Public School Concurrency process, as required by State Law. This Interlocal adopted in 2007 and amended in 2008 superseded an Agreement titled "Interlocal Agreement for Public School Facility Planning" that had been adopted in 2003.

OBJECTIVE IGC 3 COORDINATION OF PLAN WITH REGIONAL, STATE AND FEDERAL AGENCIES

Seminole County shall continue to coordinate its Comprehensive Plan with the plans and programs of regional, State and Federal agencies in order to more effectively and efficiently address across jurisdictional issues.

Policy IGC 3.1 Reserved.

Policy IGC 3.2 Division of Historical Resources

The County shall continue to coordinate with the Department of State, Division of Historical Resources on Developments of Regional Impacts and Community Development Block Grant- site reviews, maintenance of the Florida Master Site File (FMSF), and future matching grants for identification, evaluation and planning for the management of historical resources within Seminole County.

Policy IGC 3.3 Plan Coordination

Seminole County shall coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies by, at minimum, continuing to coordinate with the following agencies through participation on planning advisory committees, notification of intent to amend the County Comprehensive Plan and sharing of data:

- A.** East Central Florida Regional Planning Council;
- B.** St. Johns River Water Management District;
- C.** Metropolitan Planning Organization (METROPLAN ORLANDO);
- D.** Central Florida Regional Transportation Authority (LYNX);
- E.** Central Florida Expressway Authority;
- F.** Florida Department of Environmental Protection;
- G.** Florida Department of Agriculture and Consumer Services;
- H.** Florida Department of State, Bureau of Historic Preservation;
- I.** Florida Department of Transportation;
- J.** Florida Department of Economic Opportunity;
- K.** Florida Fish and Wildlife Conservation Commission;
- L.** Florida Department of Education;
- M.** Florida Public Service Commission;
- N.** Florida Highway Patrol;
- O.** Federal Agencies of Housing and Urban Development;
- P.** Federal Transit Administration;
- Q.** Federal Environmental Protection Agency;
- R.** Federal Emergency Management Agency; and



S. U.S. Army Corps of Engineers.

The County shall also seek legislative action by the Florida Legislature when the needs of the County so require. The County shall continue to work on issues with the Florida Association of Counties and shall work with the Florida League of Cities as needed.

The Water Supply Facilities Work Plan (Work Plan) – The St Johns River Water Management District (District) updates the District Regional Water Supply Plan (DRWSP) every five (5) years. The County's Work Plan shall be updated within 18 months following an update to the DRWSP per Policy POT 5.5 Coordination and Consistency with District Regional Water Supply Plan. This coordination shall be documented in the text of the Work Plan with each amendment. Additionally, where appropriate and feasible, the Work Plan shall include collaborative approaches with District and other local governments for water supply source use and development, and water resource development per ***Policy POT 5.6 Coordination with District and Local Water Providers.***

Policy IGC 3.4 Coordination during Major Regional Transportation Construction Projects

The County shall coordinate with the Florida Department of Transportation, the Central Florida Regional Transportation Authority (LYNX), SunRail, and other jurisdictions and agencies to prepare in advance for the maintenance of car, bicycle, pedestrian and transit traffic during construction of major regional transportation projects.

Policy IGC 3.5 Incorporated Policies

Additional intergovernmental coordination policies listed below by subject matter related to the issues and to this objective are included within the following Elements of this Plan:

Transportation Element Policies include:

- Coordinate Plans and Programs, including mobility strategies
- Coordination with the Florida Department of Transportation
- Mitigation of Impacts of Extra Jurisdictional Traffic
- Bicycle and Recreational Trail Planning and Coordination
- Monitor Transit Services

Future Land Use Policies include:

- Resource Management Plans

Conservation Element Policies include:

- Well Capping Program
- Best Management Practices
- Intergovernmental Coordination
- Agency Regulation Coordination
- Natural Resources Conservation Service
- Air Quality Monitoring



Drainage Stormwater Management Element Policies include:

- Land Development Code
- Agency Coordination

Solid Waste Element Policies include:

- Intergovernmental Coordination

Recreation and Open Space Element Policies include:

- St. Johns Water Management District Acquisition
- Acquisition Program - Local Assistance
- Expanded Path Access
- Agency Coordination
- Transit Access
- Bike Trail Provision

OBJECTIVE IGC 4 IMPACTS OF PLAN ON OTHER JURISDICTIONS

To ensure that the impacts resulting from the implementation of the County Comprehensive Plan upon development in adjacent municipalities, counties, regions and the State are addressed through effective use of the following intergovernmental coordination mechanisms:

Policy IGC 4.1 Incorporated Policies

Additional intergovernmental coordination policies listed below by subject matter related to the issues and to this objective are included within the following Elements of this Plan:

Transportation Element Policies include:

- Support Establishment of Mechanisms to Enhance Intergovernmental Coordination

Multi-jurisdictional Review

Conservation Element Policies include:

- Intergovernmental Wellfield Protection

OBJECTIVE IGC 5 COORDINATION OF LEVEL OF SERVICE STANDARDS AND MOBILITY STRATEGIES

The County shall coordinate with responsible local, regional, and State authorities and private utility companies, as appropriate, in the establishment of level of service standards for public facilities and coordination of mobility strategies with local authorities, and, if necessary, initiate further coordination efforts with adjacent local government comprehensive plans to ensure consistency with adopted level of service standards and mobility strategies.

Policy IGC 5.1 Incorporated Policies

Additional intergovernmental coordination policies listed below by subject matter related to the issues and to this objective are included within the following Elements of this Plan:



Transportation Element Policies include:

- Mobility Strategies

Capital Improvements Element Policies include:

- Criteria for Public Capital Expenditures
- Adopted Level of Service Standards and Schedules of Capital Improvements.
- Adopted Level of Service Standards and Schedules of Capital Improvements.
- Concurrency Management
- Level of Service Monitoring

OBJECTIVE IGC 6 EXCHANGE OF SUPPORT AND DATA

The County shall increase the effectiveness and efficiency of public programs to minimize costs by providing, seeking and sharing the following support and data.

Policy IGC 6.1 Internet Services

Seminole County shall continue to provide information on its Internet webpage regarding, but not limited to, agendas and minutes of the meetings of the Board of County Commissioners, and many of its supporting citizen and staff committees, information on County Departments, important County documents, and progress statements on major work efforts, such as road construction projects.

Policy IGC 6.2 Sharing of Geographical Information Systems (GIS) Data

The County will continue to allow the cities and the Seminole County School Board who have an interlocal for use of the County's fiber optic system to access GIS data. The County will annually provide its GIS data to METROPLAN ORLANDO, the regional metropolitan transportation organization, for their annual socio-economic data update. The County will continue to provide access to its GIS data via the internet webpage. The County will coordinate with private utility companies to attempt to have private utility lines placed in the County's GIS system.

Policy IGC 6.3 Operation of Seminole Government Television

The County will continue to operate the Seminole Government Television (SGTV) cable television station and provide a forum for the governments in Seminole County to broadcast local government and educational programming, news, announcements and job listings.

Policy IGC 6.45 Sharing of Resources

The County shall continue to provide land use and socio-economic data to the cities, the School Board and other levels of government and agencies.

Policy IGC 6.56 Incorporated Policies

Additional intergovernmental coordination policies listed below by subject matter related to the issues and to this objective are included within the following Elements of this Plan:

Transportation Element Policies include:



- Monitor and Update Data
- Conservation Information

OBJECTIVE IGC 7 CONFLICT RESOLUTION

The County shall endeavor to prevent and resolve conflicts and inconsistencies with other governments and agencies through available formal and informal mediation and conflict resolution techniques.

Policy IGC 7.1 Conflict Resolution

In cases where the County is unable to resolve intergovernmental conflicts through informal means or existing coordination mechanisms, the County may invoke one of, but not necessarily be limited to, the following mediation and conflict resolution techniques:

- A.** The Interlocal Planning Coordination Agreement of 1997.
- B.** The 1995 Interlocal Agreement on Mediation and Intergovernmental Coordination.



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IMPLEMENTATION ELEMENT INTRODUCTION

The Implementation Element is an optional element of the Seminole County Comprehensive Plan not required by Florida Statutes. The Implementation Element provides a logical location for material that is required by Florida Statutes, such as the process for public participation (Section 163.3181, Florida Statutes), an explanation of the required evaluation and appraisal of the Comprehensive Plan (Section 163.3191, Florida Statutes), and similar requirements. Explanations of Plan management processes are found in this element, including:

- A State mandated Evaluation and Appraisal of the Comprehensive Plan;
- B Annual review of the Capital Improvements Element, with modification to the 5-year Capital Improvements Schedule when needed;
- C Amendments to the Land Development Code;
- D Future Land Use amendments;
- E The process for interpreting Future Land Use district boundaries;
- F The process for implementing Future Land Use Overlays;
- G The process for public participation; and
- H Administration of Concurrency Management and Mobility Strategy Systems.

IMPLEMENTATION

The Plan is implemented through four types of activity in order to achieve the adopted goals, objectives and policies:

Plan Programs

The Plan identifies the continuation, expansion, and initiation of new government service and facility programs, including, but not limited to: provision of service or payment for provision of service by other entities (such as the provision of public transit); capital facility construction; facility operation; and maintenance of facilities at established levels of service.

Regulations

The Plan includes continued enforcement of existing regulations that are intended to carry out Plan policies. Plan implementation may also require revising existing regulations and creating new land development regulations to manage growth, provide adequate levels of service, ensure compatibility of growth and redevelopment with the existing neighborhoods, and protect the environment.

Performance Frameworks

The Plan includes adoption and implementation of criteria and performance frameworks that guide when, where, and how development is to occur, and may provide incentives to encourage redevelopment at locations consistent with and supportive of Plan policies, the Central Florida Regional Growth Vision, existing investment of public dollars in infrastructure, and the County Charter. These general frameworks are contained in the Future Land Use Element and other Plan Elements, with more detailed specifications contained within the Land Development Code.

Coordination

The Plan includes policies in the Intergovernmental Coordination Element and in other Elements that explain how and to what extent the County will coordinate with other local, county, regional,



State, and Federal agencies.

EVALUATION AND APPRAISAL

Local governments in Florida must complete an Evaluation and Appraisal of their respective local comprehensive plans every seven years, as required by, Chapter 163, Part II, Florida Statutes. Requirements for the Evaluation and Appraisal process were revised with the enactment of Chapter 2011-139, Laws of Florida (House Bill 7207) to include:

- (1) At least once every seven years, each local government shall evaluate its Comprehensive Plan to determine if plan amendments are necessary to reflect changes in State Law since the last update of the comprehensive plan, and notify the State Land Planning Agency by letter of the results of that evaluation.
- (2) If the local government determines amendments to its Comprehensive Plan are necessary to reflect changes in state requirements, the local government shall prepare and transmit the plan amendment or amendments to the state for review within one year.
- (3) Local governments are encouraged to evaluate and, as necessary, update Comprehensive Plans to reflect changes in local conditions.
- (4) If the local government fails to submit its letter or to update its plan when it has notified the State Land Planning Agency of a need for updating, it may not amend its Comprehensive Plan until it complies with these requirements.

Seminole County is required to provide a letter notifying the State of the need for amendments to comply with changes in State Law on or before December 1, 2015 in the year that the Evaluation and Appraisal is required.

ANNUAL CAPITAL IMPROVEMENTS ELEMENT UPDATES

The Capital Improvements Element is an important implementation tool for a comprehensive plan, because it identifies the need for public facilities to support the desired Future Land Use pattern of a community.

Level of service standards for facilities remains a requirement for the Capital Improvements Element, as they were prior to enactment of Chapter 2011-139, Laws of Florida. The changes to State Law contained in Chapter 2011-139, Laws of Florida, allow local governments to rescind concurrency requirements for parks and recreation, transportation, and public schools. Local governments that elect to rescind those concurrency requirements are still responsible for capital improvements for multimodal transportation facilities and parks and recreation. Due to that responsibility, nonconcurrency level of service for transportation and parks and recreation are still required in the Capital Improvements Element to guide capital planning. Also included are the cost of facilities, revenue sources, and a schedule for funding and construction of improvements for a five-year period. Projects necessary to ensure that adopted levels of service are achieved and maintained for a five-year period are to be identified as funded or unfunded, and unfunded projects are given a level of priority for funding. An annual review and update of this Element and the Schedule of Capital Improvements is coordinated with the County's annual budget process.

COMPREHENSIVE PLAN UPDATES AND AMENDMENT ADOPTION PROCESSES

Major updates to the County's Comprehensive Plan are needed from time to time to implement overall goals, objectives, policies and community visions. Updates may result from recommendations or findings of an Evaluation and Appraisal. The County may also administratively initiate amendments associated with changes in state law or changes in County needs, conditions, economic development efforts, redevelopment and growth trends.

Future Land Use Map amendments (with and without associated text amendments) may also be adopted in response to applications submitted by property owners. All applicants requesting Future



Land Use Map amendments must submit data and analysis demonstrating that the proposed amendment is consistent with the Goals, Objectives and Policies of the Seminole County Comprehensive Plan and will not create an internal inconsistency within the Plan that violates State Law. Minimum documentation must be provided by an applicant submitting a proposed amendment to the Future Land Use Map, including:

- A. Data and analysis verifying that the proposed land use change will not require a change in the adopted level of service for potable water, sanitary sewer service, or drainage stormwater management for either Seminole County or another provider that serves the site; that projects contained within the capital budget of a non-Seminole County service provider, or the adopted Capital Improvements Element of the Seminole County Comprehensive Plan, will ensure that the level of service will not be reduced by the proposed amendment and that service could be available upon demand.
- B. Data and analysis verifying that the proposed land use change will not require a change in the adopted level of service for solid waste, or that projects contained within the adopted Capital Improvements Element of the Seminole County Comprehensive Plan will ensure that the Level of Service will not be reduced by the proposed amendment and that service could be available upon demand.
- C. Data and analysis verifying that the proposed land use change is supportive of the County's Multimodal Mobility Strategy.
- D. For amendments proposed within the Environmentally Sensitive Lands Overlay (ESLO), the Wekiva River Protection Area, the Wekiva Study Area, the Econlockhatchee River Protection Area or the East Rural Area, documentation of how the amendment supports and is consistent with the Goals, Objectives, and Policies of these areas.

Large scale amendments (regular amendments) are defined by state law as all text amendments that are not directly connected to a map amendment, and Future Land Use Map amendments affecting more than 50 ±0 acres of land. Small scale amendments are generally those Future Land Use Map amendments that affect 50 ±0 acres or fewer, and, if any text change is proposed, in compliance with state statute, the change must relate directly to, and be adopted simultaneously with, the map amendment. Such a text change cannot change the goals, policies, and objectives of the Comprehensive Plan, even if such change may be necessary for the adoption of the small scale amendment. However, a local government is not required to treat an amendment as a small scale amendment if potential impacts might affect an area greater than the immediate neighborhood.

ADOPTION PROCESS FOR COMPREHENSIVE PLAN AMENDMENTS

Small Scale Amendments

The steps for adoption of small scale amendments include: public notification, public hearing before the Planning and Zoning Commission (acting as Local Land Planning Agency) and an adoption hearing before the Board of County Commissioners, as required by Florida Statutes. If the amendment is adopted, a required summary report (including staff findings, minutes of the hearings, adopting ordinance, and revised Future Land Use map exhibits) is provided for informational purposes to the State Land Planning Agency and the East Central Florida Regional Planning Council. Small scale amendments are not reviewed for compliance by the State Land Planning Agency.

Any affected party who wants to challenge a small scale amendment may file a petition with the Division of Administrative Hearings. The petition should comply with requirements of Sections 120.569 and 120.57, Florida Statutes. The petition should request a hearing to challenge the compliance of a small scale development amendment with Chapter 163, Florida Statutes, within 30 calendar days following Seminole County's adoption of the amendment. The affected party shall



serve a copy of the petition on Seminole County and furnish a copy to the State Land Planning Agency.

Large Scale (Regular) Amendment Adoption

Prior to the changes in state law contained in Chapter 2011-139, Laws of Florida, local governments were limited to biannual 'cycles' of large scale (regular) comprehensive plan amendments.

Changes to state law in 2011 eliminated the twice-yearly maximum number of large scale 'cycles' of amendments and introduced an expedited state review process that can be used for the majority of amendments requested by private property owners and certain amendments initiated by local governments (administrative amendments).

The expedited process cannot be used for large scale amendments resulting from an Evaluation and Appraisal, a new plan for a newly incorporated city, a proposed sector plan, a proposed rural stewardship, or an amendment in an area of critical state concern.

The process for the expedited review is briefly summarized below. Information is also available on the County's website, at the County's Planning and Development Division, and on the website of the State Land Planning Agency.

EXPEDITED COMPREHENSIVE PLAN AMENDMENT PROCESS

- Planning and Zoning ~~P & Z~~ Commission holds a public hearing after required public notice.
- County Commission holds a transmittal public hearing after required public notice.
- County transmits amendments to State Land Planning Agency and state reviewing agencies after transmittal public hearing.
- All reviewing agencies send comments to County.
- County has 180 days to hold public hearing to adopt amendments after receiving state comments (otherwise, amendments are considered withdrawn unless extended by agreement with State Land Planning Agency and any affected person commenting).
- If adopted, County transmits amendments back to State Land Planning agency and any reviewing agency that commented.
- State Land Planning Agency notifies County if submittal is complete or incomplete
- If complete, State Land Planning Agency reviews adopted amendment.
- If the amendment is not challenged, it becomes effective 31 days after the State Land Planning Agency notifies the County that the submittal is complete.

ADOPTION PROCESS FOR REMAINING LARGE SCALE AMENDMENTS: THE STATE COORDINATED REVIEW PROCESS

This process is used for large scale amendments resulting from an Evaluation and Appraisal, a new plan for a newly incorporated city, a proposed sector plan, a proposed rural stewardship or an amendment in an area of critical state concern. For Seminole County, this process will most likely be used primarily for amendments resulting from an Evaluation and Appraisal.

The State Coordinated Review Process is summarized on the website of the State Land Planning Agency.

LAND DEVELOPMENT CODE UPDATES

A Land Development Code is an important implementation tool for a comprehensive plan because it provides the regulations that carry out Plan policies. Major updates to the County's Land Development Code (LDC) may result from findings of an Evaluation and Appraisal; amendments to or policies of the Comprehensive Plan itself; new state legislation; special studies to encourage economic development and redevelopment; County participation in regional visions and projects



(such as the SunRail commuter rail); or the need to revise standards, procedures, or minimum requirements that protect the health, safety, and general welfare of the citizens of Seminole County.

FUTURE LAND USE MAP MAINTENANCE

The County maintains the Official Future Land Use Map in digital format. In 2003, the County adopted Resolution No. 2003-R-179, authorizing conversion of the County's Official Future Land Use to a digitized format from the historical paper format. The boundaries of the various land use designations are contained in the digital Future Land Use Map. This map is routinely updated as the Board of County Commissioners adopts future land use amendments to the Comprehensive Plan. The Official Future Land Use Map is used to guide land use decisions, together with the Goals, Objectives and Policies of the Seminole County Comprehensive Plan, and the other maps included in the Future Land Use Map Series. The Official Future Land Use Map alone is not a guarantee that a particular use may be approved on a particular site.

The digital Official Future Land Use Map is found on the Seminole County website at the following address:

<http://seminolegis.maps.arcgis/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6>.

The number of the most recently adopted ordinance amending the digital Official Future Land Use Map (which includes the year of adoption) is shown on the Seminole County Comprehensive Plan webpage, near the hotlink to the Official Future Land Use Map, at the following address:

<http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan>.

The Future Land Use Element of the Comprehensive Plan also includes a color representation of the future land use pattern, depicting the distribution of each of the adopted future land use designations. The scale of this graphic is 1"=1 mile, and the graphic is not parcel-based. Due to the scale, many small parcels do not appear on this graphic. In addition, the boundaries of future land use designations depicted on this graphic are not based on parcel boundaries, legal descriptions, rights of way, ~~drainage~~ stormwater management features or other natural features (such as wetlands and floodprone lands) that are used to separate land uses. This graphic enables the reader to understand the overall future land use pattern desired by Seminole County, but is not the Official Future Land Use Map, and should not be used to determine whether a particular type of development on a particular parcel is allowable.

The public and the County staff are able to access the official digital map using the County's webpage at the address shown above. Parcel-based information about future land use is also available from the Development Services Department during normal business hours.

INTERPRETATION OF FUTURE LAND USE DESIGNATION BOUNDARIES

Future Land Use designation boundaries are another important implementation tool. In 2003, the County adopted a resolution authorizing conversion of the County's Future Land Use Maps to digital format from the historical paper format. The Seminole County Property Appraiser's website is the recommended source for viewing future land use designations. The Property Appraiser's digitized map is parcel-based, unlike the Future Land Use Map published in the Comprehensive Plan, which is a generalized representation.

Except as otherwise specifically provided, the future land use designation symbol, or name shown within boundaries on the Future Land Use Map, indicates that the future land use designation extends through the whole area surrounded by the boundary line. Where uncertainty exists as to the boundaries of any future land use designation depicted on the Future Land Use Map, the Director of the Development Services Department or designee shall follow the procedure below:



- A Upon official vacation or abandonment of a public road, street or alley, the future land use designation applicable to the property to which it is reverted will apply to such vacated or abandoned road, street or alley.
- B Where boundaries are so indicated that they are approximately parallel to the center lines or right of way lines of publicly owned streets, center lines or right of way lines of publicly owned alleys, or center lines or right of way lines of major publicly owned highways, arterials, and throughways, the boundary will be construed as being parallel to the right of way of this corridor. Where a street or alley is not a public right of way, the boundary of the land use designation will be the centerline of said street or alley.
- C When adjustments are required (demonstrating, by survey or by updates to wetland boundaries from the St Johns River Water Management District and/or updates to flood prone boundaries by the Federal Emergency Management Agency, that certain properties are neither a wetland nor a flood prone area), the future land use designation of that property shall not be subject to the requirements of the Environmentally Sensitive Lands Overlay as shown in the Future Land Use Map. These adjustments shall include areas where mitigation or other regulatory devices that offset impacts allow encroachment into a wetland system or the 100-year floodplain.

IMPLEMENTATION OF FUTURE LAND USE OVERLAYS

Overlays are used in the Future Land Use Element and shown on the Future Land Use Map in order to accomplish specific goals, objectives and policies of Seminole County. Overlays are geographic areas drawn to 'overlay' the underlying land use, and may either restrict that underlying land use, or allow additional permitted uses to that underlying land use when specified conditions are met.

NONCONFORMING USES, NONCONFORMING ZONINGS, AND CONFLICTING ZONINGS

After adoption of the 1991 Comprehensive Plan, the County made every attempt to identify parcels in unincorporated Seminole County with a nonconforming land use or zoning or parcels with conflicting zonings in order to bring these parcels into conformity with the newly adopted Comprehensive Plan. The following guidelines provide direction for reduction of nonconforming uses, nonconforming zonings and the elimination of conflicting zonings identified in the future.

Reduction of Nonconforming Uses

A nonconforming use is defined as any existing use of a lot or parcel of land, at the time of adoption of the Comprehensive Plan, which does not conform to the requirements of the future land use designation depicted on the Future Land Use Map, and as fully set forth in the provisions of the Plan relating to that particular future land use designation. An existing commercial establishment located on a lot or parcel, which is assigned a residential future land use designation, is an example of a nonconforming land use. The existing zoning classification on these properties may or may not be consistent with the existing use of the lot or parcel.

The County shall reduce nonconforming uses through the following procedures:

- A Identify the lot or parcel on the Future Land Use Map and Zoning Map where a nonconforming use exists.
- B Notify the property owner(s) that the existing use of the property does not conform to the future land use designation assigned to the property and that any expansion of the existing use is not permitted. Notification shall also state that should the existing use cease for a period of over 180 days, the County will notify owner(s) that the County will initiate administrative procedures, which could result in rezoning of the property to an appropriate zoning classification, and may also include an amendment to the future land use designation to ensure consistency between the future land use, zoning and use of the lot/parcel.



To determine whether an existing property use has terminated for 180 days or more, a procedure should be established by the Planning Division in conjunction with the Building Department and the Tax Collector's Occupational License Department to identify nonconforming use parcels when applications for building permits, rezonings, special exceptions, occupational licenses and similar permits or approvals are filed:

- A Upon submitting an application for a rezoning, building permit, special exception, occupational license or similar permit or approval, the County will inform the applicant/property owner(s) of the nonconforming use and direct the applicant/property owner(s) to contact the Planning Division.
- B The Planning Division will explain nonconforming uses and the procedures for establishing consistency with the County's Comprehensive Plan. The Planning Division will assist the applicant/property owner(s) as much as possible, but will not give legal advice or serve as advisor or counsel to the applicant/property owner(s).
- C For those requests where it is determined that the nonconforming use has been discontinued for 180 days, the property owner(s) must submit evidence to demonstrate that the use has not been discontinued for such time. The property owner(s) may use tax receipts, occupational licenses, adjacent property owner testimony, affidavit, etc., to support the applicant/property owner(s) case as evidence. If the applicant/property owner(s) is unable to demonstrate a continued use, the County may deny the application and the applicant advised to contact the Planning Division for instructions regarding the proper method for establishing consistency with the Comprehensive Plan. Alternatives then available to the applicant/property owner(s) are:
 - 1) File applications (waiver of fees is normally recommended) for an amendment to the Comprehensive Plan and rezoning to a future land use designation and zoning consistent with the existing use of the property; or
 - 2) If the applicant/property owner(s) fails to act within 90 days from the time the County notifies the owner(s) of the nonconformity, the Planning Division will initiate administrative procedures to resolve the conflict (where the lot or parcel is assigned a conflicting zoning classification).

Elimination of Conflicting Zonings

A conflicting zoning exists where a lot or parcel of land is assigned an existing zoning classification which is more intense than the future land use designation assigned to the lot or parcel. An existing C-2 (Retail Commercial District) zoning classification within a Low Density Residential future land use designation is an example of a conflicting zoning.

The County shall eliminate conflicting zonings through the following procedures:

- A Identify the lot or parcel on the Future Land Use Map and Zoning Map where a conflicting zoning exists.
- B Administer the following procedures for establishing consistency:
 - 1) Notify the property owner(s) of the existing zoning conflict. In conjunction with the next available Plan amendment cycle, the property owner(s) may request a review of the future land use designation assigned to the lot or parcel and present evidence regarding the appropriateness of the existing zoning classification. The property owner(s) may file an application to amend the future land use designation and/or zoning classification (waiver of associated fees is normally recommended). The property owner(s) must file any requests in writing with the County to maintain the existing zoning classification. The County will schedule public hearings in the manner of or as with a request for future land use amendment and rezoning. The Board of County Commissioners, at a public hearing, may either:



- a) Find the existing zoning classification appropriate and adopt a compatible future land use designation; or
- b) Find the existing zoning classification inappropriate and adopt a zoning classification compatible with the future land use designation; or
- c) Find the existing future land use designation and zoning classification inappropriate and adopt a future land use designation and zoning classification compatible with surrounding uses.

Reduction of Nonconforming Zonings

Nonconforming zonings exist where a lot or parcel of land is assigned a zoning classification that is less intense than the future land use designation assigned to the lot or parcel and the zoning classification does not result in compatibility conflicts with surrounding land uses. An existing lot or parcel with an R-1A (Single-Family Dwelling District) zoning classification, within an existing Office future land use designation, is an example of a nonconforming zoning. Nonconforming zonings may continue until the lot or parcel is developed and/or redeveloped, at which time the lot or parcel must be rezoned to an allowable and compatible zoning classification within the existing future land use designation. These lots and/or parcels do not reflect an inconsistency between the Comprehensive Plan and the County's land development regulations.

The County shall reduce nonconforming zonings through the following procedure:

- A Identify the lot or parcel on the Future Land Use Map and Zoning Map where a nonconforming zoning exists.
- B Administer the following procedures for establishing consistency:
 - 1) Lots or parcels where the zoning classification assigned to the lot or parcel is less intense than the future land use designation assigned to the lot or parcel, development/redevelopment of the lot or parcel under its current zoning classification shall not be permitted.
 - 2) Lots or parcels assigned the Higher Intensity Planned Development, or any other nonresidential future land use designation with an existing A-1 (Agriculture) zoning classification, are entitled to a building permit for a single family residence consistent with requirements of the A-1 (Agriculture) zoning classification. However, these lots or parcels cannot be subdivided for developed as single-family, detached residential uses.
 - 3) Lots or parcels may be brought into conformity with the Comprehensive Plan through property owner initiated rezonings or administrative rezonings to an allowable and compatible zoning classification prior to site development/redevelopment.
 - 4) Lots or parcels within the Suburban Estates future land use designation where the existing zoning classification and use is for mobile homes under the RM-1 or RM-2 (Single Family Mobile Home Residential and Single Family Mobile Home Park Districts) zoning classifications will be designated in the Comprehensive Plan as nonconforming zonings and the existing use and zoning classification will be permitted to continue until the existing use is discontinued or abandoned. These lots or parcels cannot be developed or redeveloped under the existing zoning classification to expand or maintain an incompatible use. Although technically a nonconforming zoning, the existing use will be considered consistent with the Comprehensive Plan inasmuch as the current property owner/user has a potentially vested property right in continuing the existing use of the property as limited herein and subject to divestiture.

PUBLIC PARTICIPATION



Purpose

Since the early 1970's, Seminole County has engaged in an active comprehensive planning process, which has involved diverse individuals and groups. The County's early involvement in comprehensive planning has resulted in a citizenry with a great deal of knowledge and valuable input with regard to planning issues. The purpose of these provisions is to continue to encourage public participation in the comprehensive planning process as well as related processes, and further the provisions of Section 163.3181, Florida Statutes, and Chapter 9J-5.004, Florida Administrative Code.

Openness

It shall be the policy of Seminole County to ensure that all comprehensive planning and related matters occur in an open forum with public access and involvement. The County shall continue to rely upon appointed committees of Seminole County citizens as well as those involved in the affairs of the County to study various issues and make reports and recommendations to the County's Land Planning Agency and Board of County Commissioners.

It shall be the policy of the County to ensure that all comprehensive planning and related documents, reports, studies, agendas, minutes, etc., are made readily available to the public pursuant to Chapter 119, Florida Statutes (FS), as well as other applicable laws. The County shall also ensure that all meetings are open to the public consistent with the provisions of Chapters 119, 125 and 286, FS, as well as other applicable law. The Planning and Development Division shall maintain support documents, known as Exhibits, containing background data, studies, surveys, economic assumptions, reports, analysis, inventory maps, and other documents used in the formulation of the Comprehensive Plan, but are not adopted as part of the Plan. The County shall maintain these documents as official public records available to the public for inspection. Copies of all public notices, proceedings of public hearings, written comments, objections and responses thereto, are supplementary materials to the Comprehensive Plan. The Planning Division shall keep supplementary materials with the adopted Comprehensive Plan as permanent public records and public documents; however, these materials shall not have any legal effect under the provisions of Section 163.3194, FS.

The Seminole County Planning and Development Division staff, as well as all other appropriate Seminole County personnel, shall be reasonably available to answer inquiries and provide information to the public relating to comprehensive planning and related matters, as reasonably requested. The County shall make every effort to use graphic and textual materials that are easily understandable in order that the public can be effectively apprised as to the proposed actions and current provisions relating to comprehensive planning and related processes. In addition, the County shall maintain an internet website that includes, but is not limited to, the Comprehensive Plan, Plan amendment schedules and applications, forms and processes, adopted ordinances, and ongoing planning activities. It shall be the policy of Seminole County to advertise and hold public hearings as required by State law (including but not limited to applicable Sections of Part II, Chapter 163 and Chapter 125.66, Florida Statutes). The County shall continue the practice of publishing additional advertisements, which are not legally required, when it is determined by the Planning and Development Manager that such additional advertisements would likely enhance public participation or otherwise significantly benefit the public. The applicant shall be responsible for all advertising costs associated with a Plan amendment application.

It shall be the policy of the County to post a notice of all public hearings, meetings or workshops of all boards, commissions, committees, etc., in the first floor lobby of the north and west wings of the Seminole County Services Building. The Board of County Commissioners or County Manager may direct postings at other locations. It shall also be the policy of the County to provide such notices by mail to any citizen or group who requests to be on a mailing list. Notices shall contain, at a minimum, the date, time, place and general subject matter of the meeting. Failure to mail or



post such notices shall not affect the validity of any actions taken at a public hearing, meeting or workshop, unless otherwise provided by law.

The County shall continue its policy of providing members of the news media with copies of agendas, notices, documents, etc. The County shall also continue its policy of providing news media personnel with the opportunity to report on the County's public business relating to comprehensive planning activities. The County may provide press releases to the media periodically throughout the Comprehensive Plan amendment process and related processes to encourage the participation of the media in disseminating information relating to the Comprehensive Plan and related matters. The County shall continue its policy of incorporating citizen groups and organizations into the comprehensive planning and related processes. These groups may include, but are not limited to, chambers of commerce, non-partisan voters associations, professional associations, homeowners associations, and environmental groups.

To the maximum extent practicable, the County shall advise the general public of comprehensive planning activities and related activities by means of mailouts to groups and citizens who request to be on a mailing list. Typical features of a mailout would be a progress report on the activities relating to an amendment of the Comprehensive Plan; announcement of public workshops or hearings; listings of planning documents available for public review; and planning items of interest to the general public. As a general rule, the County will require 14 days advance notice, in writing, prior to an individual or group being placed on a mailing or distribution list.

During major Comprehensive Plan updates and during the Evaluation and Appraisal Report process, the County shall make available planning documents and reports at Seminole County public libraries, the County's Internet website, and other public places located throughout the County.

It shall also be the policy of Seminole County to post all Land Planning Agency and Board of County Commissioners public hearing agendas on the County's Internet website. In addition, the County shall post staff reports relating to amendments to this Plan on the County's website.

All records and documents relating to comprehensive planning and related processes shall be public records and copies shall be available to the public in accordance with the provisions of Chapter 119, Florida Statutes.

Public Comment

It shall be the policy of the County to encourage and accept oral/written public input at all public hearings. Oral/written public input may be acceptable at workshops and meetings, if appropriate under the circumstances, or by County policy. It shall be the policy of the County to encourage and accept oral/written comments during the course of the comprehensive planning and related processes. Advertisements and other public notices, if required for public hearings, meetings or workshops, shall announce that oral/written comments are acceptable. The County may place time deadlines for submission of written comments. The County shall submit all public input (e.g., written comments, photographs, charts, maps, letter, petitions, etc.) to the public record.

Public Hearing Procedures for Amendments to the Seminole County Comprehensive Plan

The conduct of public hearings regarding amendments to the Seminole County Comprehensive Plan, including text amendments, large scale (regular) and small scale future land use map amendments, shall ensure that actions are clear to the general public and encourage full public participation. Public hearings shall be consistent with the Public Participation Section of the Seminole County Comprehensive Plan and with applicable procedures established by State law. In addition, the County shall ensure that persons attending public hearings are provided the opportunity to request an information statement from the State's land planning agency's regarding large scale amendments to the Seminole County Comprehensive Plan, as provided for in Section 163.3184(15)(c), Florida Statutes.



The Chairman of the Seminole County Land Planning Agency/Planning and Zoning Commission and Chairman of the Board of County Commissioners (BCC) shall announce public hearing procedures prior to the beginning of public hearings. Public hearing procedures shall include, at a minimum, a presentation of staff recommendations, applicant presentation, public participation, rebuttal, deliberation by the BCC, if any, questions by the BCC, and vote on the amendment(s) by the BCC. These procedures shall facilitate orderly review, discussion, and consideration of amendments to the Seminole County Comprehensive Plan. The comprehensive planning process in Seminole County is a legislative process.

The public is encouraged to be familiar with these procedures as well as any other procedures as adopted by the County.

Boards and commissions shall, insofar as practical, retain as part of the public hearing record each item of physical or documentary evidence presented at the public hearing and shall have the item marked to show the identity of the person offering the evidence and whether the evidence was presented on behalf of a proponent or opponent. The County shall retain exhibits received into evidence as public records. Evidence in the form of reports or other written documents should be submitted in advance of the public hearing as with other written comments in order to provide the board, or commission, and County staff and the public sufficient time to review the material. It shall be the burden of parties who desire to appeal decisions made at public hearing to provide a record and for such purpose, may need to ensure that a verbatim record of the proceedings is made. Such record shall include the testimony and evidence upon which the appeal is based (Section 286.0105, Florida Statutes).

Notice to Property Owners

Public notification shall be consistent with the requirements for advertisement and notice of an amendment to a comprehensive plan found in Section 163.3181 and Sec. 125.66, Florida Statutes. Amendments to the Future Land Use Map will require notice to property owners in accordance with the procedures listed in the Land Development Code for Public Notice Procedure.

The County will provide notice by U.S. mail to all known owners of property within a minimum 500 foot radius from the property under consideration at a public hearing and in accordance with the requirements listed in the Land Development Code for Public Notice Procedures. The County shall use the latest ad valorem tax records in the Seminole County Property Appraiser's Office in compiling a list of property owners. Only one notice per property owner will be sent, which notice shall outline the planned hearing dates.

It shall be the obligation of the property owner to be aware of continuances and hearing date changes. The County will announce future public hearing dates, if any, regarding the matter under consideration at the public hearing.

The County shall make every effort to comply with these notice requirements. Actions by boards or commissions shall not be invalidated solely because a property owner does not receive notice of the pending action if a good faith attempt was made to comply with these guidelines.

Mailed notices are not provided where the application is for a proposed future land use amendment encompassing in excess of 5% of the total land area of the County.

Applicants requesting future land use map amendments shall post the property by placard in accordance with the requirement listed in the Land Development Code for Public Notice Procedures.

A Community Meeting coordinated and hosted by the Applicant is required to ensure full public participation in the planning and land use processes of the County. Based upon the needs of the abutting communities or the County, as a result of generally accepted land use planning practices and principles, the Division Manager may waive the required Community Meeting for applicants requesting future land use amendments.



The requirement for a Community Meeting is in addition to other notice provisions required elsewhere in this Comprehensive Plan and will be in accordance with the procedures established in the Land Development Code.

If an application is withdrawn by letter or other formal notice prior to the announced hearing, or is continued to a date certain before the hearing is legally convened, no new public notice is required, unless directed by the board or commission. If an application is continued to a date certain that is greater than 60 days from the date of the application was continued, the County shall publish a new advertisement, provide notice to property owners, and post a placard on the property, as provided for in this section. If the County continues an application, but not to a date certain, the new notice shall be provided in accordance with this section.

Proposed Amendments to the Comprehensive Plan

Property owners or individuals having appropriate legal interests in parcels of property may request an amendment to the County's Comprehensive Plan for a change to future land use designations. The County shall process Plan amendment applications in accordance with the provisions of this Plan and Part II, Chapter 163, Florida Statutes, or any other applicable County administrative code, home rule charter process, or interlocal agreement.

Ethics

All matters related to comprehensive planning and related processes shall be subject to the provisions of Part III, Chapter 112, Florida Statutes (the Code of Ethics for Public Officers and Employees) or its successor provisions and any adopted County code of ethics.

Subsequent Procedures

The provisions set forth herein are minimum provisions which are intended to facilitate the orderly review, discussion and consideration of public matters relating to comprehensive planning and related processes.

CONCURRENCY MANAGEMENT SYSTEM

The following program descriptions ensure that Comprehensive Plan levels of service are achieved or exceeded. The County has adopted each implementation program by ordinance, resolution or executive order, as appropriate for each implementation program.

Definitions

The following definitions apply:

A "Category of public facilities" means a specific group of public facilities, as follows:

- 1) Category I - Concurrency Facilities Operated by County. Category I public facilities are arterial and collector roads located within the rural portions of unincorporated Seminole County not included within the Transportation Concurrency Exception Area (see **Exhibit TRA: Dense Urban Land Area/Transportation Concurrency Exception Areas**), stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by the County, all of which are addressed in the several Elements of this Comprehensive Plan.
- 2) Category II - Concurrency Facilities Operated by Non-County Entities. Category II public facilities are State arterial and collector roads classified as part of the Strategic Intermodal System, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation facilities owned or operated by Federal, State, municipal, or other county governments, independent districts, private organizations, and public schools.



- B "Development order" means any order or permit granting, denying, or granting with conditions, an application for a preliminary development order, final development order, development permit, or any other official action of the County having the effect of permitting the development of land.
- 1) "Preliminary development order" means a new land use designation to a parcel of real property, planned development preliminary site plan, planned development preliminary master plan, the rezoning of a parcel of real property, or a subdivision development plan.
 - 2) "Final development order" means the approval of a development of regional impact, borrow pit permit, electrical permit, planned commercial development final site plan, planned unit development final master plan, right-of-way utilization permit, site plan, special exception, variance, subdivision preliminary plat, subdivision final plat, underground utility permit, waiver to subdivision platting requirements, dredge and fill permit, written agreement with Seminole County School Board for the provision of public facilities and services as required by State Law, and any other development order which results in an immediate and continuing impact upon concurrency public facilities. Final Development orders may address future expansions of a development and may provide for phasing. A Final Development order may provide for meeting conditions for subsequent approvals or permits.
- C "Development permit" means a arbor permit, building permit, construction permit-site, construction permit-subdivision, deck and porch permit, plumbing permit, razing permit, septic repair permit, septic tank permit, sign permit, and any other development approval other than a final development order or preliminary development order.
- D "Public facility" means the capital improvements and systems of each of the following: arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, library service, fire-rescue service, and other County buildings.
- E "Financial Feasibility" means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, State and Federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by Section 163.3180, Florida Statutes (FS). In the event a transportation facility is identified with a significant backlog, the County shall adopt, as a part of its plan, a long-term transportation concurrency management system with a planning period of up to 10 years for specially designated districts or areas where such backlogs exist. The plan may include interim level-of-service standards on certain facilities and shall rely on the adopted schedule of capital improvements for up to 10 years as a basis for issuing development orders that authorize commencement of construction in these designated districts or areas. The concurrency management system will be designed to correct existing deficiencies and set priorities for addressing backlogged facilities. The concurrency management system will be financially feasible and consistent with other portions of the adopted local plan, including the future land use map. [Section.163.3180(9)(a), FS].

Additionally, the County's comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be



achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by Section. 163.3189, FS.

- F “Proportionate Fair-Share Program” means development may contribute toward transportation concurrency requirements so that development may proceed when the proposal is otherwise consistent with the Comprehensive Plan but transportation service capacity is not available. This program, created by State Statutes, provides an opportunity for the developer to contribute a share of the cost of improving the impacted transportation facility.

Land Development Regulations

The County shall maintain its land development regulations providing for a system of review of various applications for development orders and permits, which applications, if granted, would impact the levels of service of Category I and Category II public facilities. Such system of review shall assure that the County does not issue a final development order or development permit, which results in a reduction in the levels of service below the standards adopted in the Comprehensive Plan for Category I and Category II public facilities. The County land development regulations also contain the methodology for determining the proportionate fair-share obligation for a transportation facility, if said transportation facility fails to achieve transportation concurrency and the developer wishes to exercise the option to satisfy transportation concurrency provided by Section 163.3180(16), Florida Statutes (F.S.). The methodology to calculate proportionate fair-share mitigation, which is specified in the Land Development Code, shall be as provided in Section 163.3180(12), FS. Proportionate fair-share mitigation includes separately or collectively, private funds, contributions of land, and construction and contribution of facilities, and may include public funds as determined by Seminole County. In addition, pursuant to Section 163.3180(16)(e), FS, and as required in the Land Development Code, mitigation for development impacts to facilities on the Strategic Intermodal System requires concurrence of the Department of Transportation.

In compliance with State law, the County land development regulations shall contain a methodology to calculate the proportionate fair share and options for school facilities, pursuant to Section 163.3180(13)(e), FS, should a developer wish to pursue this option. This option requires concurrence of the School Board of Seminole County.

The land development regulations address the circumstances under which applicants may provide public facilities for development orders or permits. The County may issue development orders and permits, subject to the provision of public facilities by the applicant, and subject to each of the following requirements:

- A The County and the applicant enter into an enforceable development agreement which shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to ensure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed; and
- B The public facilities to be provided by the applicant are contained in the Schedule of Capital Improvements of the Comprehensive Plan, or, in the case of a development where transportation concurrency is to be met through the proportionate fair-share methodology provided in Section 163.3180(12), Florida Statutes (FS), and in accordance with Section 163.3180(16), FS, a transportation improvement or improvements are added to the Schedule of Capital Improvements of the Comprehensive Plan and the County five-year Capital Improvement Program no later than the next regular update of those documents.

Concurrency Implementation and Monitoring System

The County shall continue Concurrency Implementation and Monitoring Systems consisting of the following components:



Public Facility Capacity Review

The County shall analyze each application for a development order or permit for concurrency. The County shall maintain records during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date on the capacity of public facilities. The land development regulations of the County provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the land development regulations. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land development regulations require that development commence within a specified time after a development order is issued, or the determination of capacity shall expire, subject to reasonable extensions of time based on criteria included in the regulations.

Review of Changes in Planned Capacity of Public Facilities

The County shall review each amendment to the Capital Improvements Element, in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements, in order to review the amount of capacity that is available.

Concurrency Implementation Strategies

The County applies standards for levels of service according to the timing of the impacts of development on public facilities. Final development orders and development permits impact public facilities in a matter of months and are issued subject to the availability of water, sanitary sewer, solid waste, and stormwater management facilities prior to the impacts of the development. Parks must be under construction within one (1) year of the issuance of the development order or permit. Roads and mass transit must be included in the first three (3) years of the five (5) year capital improvements schedule, or, in the case of a transportation improvements, financed through the proportionate fair-share Program, as provided in Section 163.3180(16), Florida Statutes (FS)., using methodology as provided in Section 163.3180(12), FS, must be added to the County's five-year Capital Improvement Schedule at the next regular amendment update, and the schedule must:

- A Be financially feasible based on currently available sources of revenue, including proportionate fair-share contributions determined by the methodology included within the Land Development Code and as provided in Section 163.3180(12), FS;
- B Include estimated dates of commencement and completion of actual construction;
- C Not be changed without an amendment to the Comprehensive Plan; and
- D Designate the areas to be served by facilities.

The County issues preliminary development orders subject to public facility capacity, but the capacity determination expires unless the applicant provides financial assurances to the County and obtains subsequent development orders before the expiration of the initial development order. As an alternative, the County can waive determination of public facility capacity for preliminary development orders with a written agreement that a capacity determination is required prior to issuance of any final development order or development permit for the subject property. Such waiver specifically precludes the acquisition of rights to a final development order or permit because of the issuance of the preliminary development order. (See **Policy IMP 2.4 Preliminary Development Orders (Capacity Determination)**).

The County applies standards for levels of service within appropriate geographical areas of the County. The County applies standards for Countywide public facilities to development orders based on levels of service throughout the County. The County applies standards for public facilities that serve less than the entire County to development orders based on levels of service within assigned service areas. (See **Objective IMP 3 Geographic Areas for Determination**).



The County prioritizes public facility capital improvements according to the criteria in the Capital Improvements Element, and considers applications for available capacity on a first-come, first-served basis.

The County reviews the Concurrency Implementation Strategies as part of each Evaluation and Appraisal Report cycle.

Capacity of Public Facilities for Development Orders or Permits Issued Prior to Adoption of the Plan

The County will identify properties that have vested development rights pursuant to procedures contained in the land development regulations. Properties not identified by the County as having vested development rights may petition for a determination of such rights.

The County recognizes legitimate and substantial vested development rights obtained with some previously issued development orders or permits, provided the issuance was otherwise appropriate and not the result of a mistake, error, fraud, or an *ultra vires* act.

The County reserves capacity of public facilities to serve the needs of properties with vested development rights. In the event that there is not sufficient capacity to serve the vested properties, the County will create a hold on future capacity of public facilities in order to serve the vested property at the adopted level of service standard before allowing the non-vested property to use future public facility capacity. In such circumstances, the vested development will be allowed to commence in order to avoid a “taking” of the vested rights.

The County shall require vested properties to commence development and to “continue in good faith” in order to maintain the “reservation” of capacity of public facilities which are provided by the County. Absent a commencement of development and good faith efforts to continue that development, the vesting shall lapse and be of no further force or effect. The County shall evaluate the timing and estimated density/intensity of vested properties based on logical analysis and reasonable projections in order to phase the reservation of capacity to meet the probable needs of such properties. Experience indicates that many vested development orders and permits are not used to the maximum allowable uses, densities or intensities, or reach such development limits over extended periods of time.

The primary mechanism for assigning or determining the phasing of capacity reservations for vested developments shall be the analysis of historical development data and trends included in the Future Land Use Element ~~Support Document~~ Exhibits and other factors including, but not limited to, conditions included in individual development orders constraining the timing of development.

The County finds that it is not necessary to automatically “reserve” capacity of public facilities for non-vested development orders issued prior to the adoption of the County’s Comprehensive Plan. Such development orders should be subject to the concurrency requirement. The County finds that the population forecasts that are the basis for this plan are a reasonable prediction of the absorption rate for development, and that the capital facilities which are planned to serve the forecast development are available for that absorption rate. Reserving public facility capacity for non-vested previously issued development orders would deny new applicants access to public facilities and would arbitrarily enhance the value of dormant development orders and permits.

Public School Uniform Concurrency System

Section 163.3180(13), Florida Statutes, calls for local governments to create a uniform school concurrency system based on an adopted Public School Facilities Element as part of its comprehensive plan that:



- A Establishes level of service standards;
- B Creates concurrency service areas;
- C Provides a process for determining proportionate-share mitigation; and
- D Provides for a number of other related intergovernmental coordination and implementation processes established by interlocal agreement.

The intent of school concurrency, in its simplest form, is to forge a link between development and school capacity, and to require greater coordination between local governments and school districts.

In 2007, the County, County School Board, and County Municipalities developed an interlocal agreement (Interlocal Agreement for Public School Facility Planning and School Concurrency, as Amended January 2008) in addition to a Public School Facilities Element, as required by Section 163.31777, 163.3180(13) and 163.3177(12), Florida Statutes (FS).

Beginning in 2007, the County and County Municipalities began coordinating with the Seminole County School Board in preparing, amending, and joint approving financially feasible public school facilities programs and adoption of these program into County and Municipal Comprehensive Plans, as required by Section 163.3180(13), FS.

Proportionate Fair-Share Program

The Florida Growth Management Act of 1985 included a requirement that all local governments must adopt Concurrency Management Systems (CMS) to ensure that necessary public services are available concurrent with the impacts of development on those services. The CMS requires local governments to adopt "Levels of Service", and, as a part of development approval, evaluate whether the service needs of a proposed development exceed the existing capacity of a service and any scheduled improvements. If adequate capacity is not available, local governments cannot permit a development unless certain specified conditions are applied. In the case of a proposed development or redevelopment within the Dense Urban Land Area/Transportation Concurrency Exception Area, the development shall be evaluated for its consistency with the adopted Mobility Strategy instead of roadway capacity.

Financial Feasibility

Financial feasibility is important as the premise of concurrency provides that public facilities will be provided in order to achieve and maintain adopted level of service standards within the period covered by the five year schedule of capital improvements. The requirement that level of service standards be achieved and maintained shall not apply if the proportionate-share process set forth in Section 163.3180(12) and (16), Florida Statutes, is used. See **Policy IMP 2.5 Development Orders (Capacity Determinations and Availability)**, C.3.c, that Seminole County uses a realistic, financially feasible funding system based on currently available revenue sources as defined in Chapter 9J-5.003(29), Florida Administrative Code.

MOBILITY STRATEGY

In accordance with subsection 163.3180 (5)(a), Florida Statutes, wherein the Legislature found that the unintended result of the concurrency requirement for transportation facilities is often discouragement of urban infill development and redevelopment, which conflicts with the goals and policies of the state comprehensive plan: the nonrural portion of Seminole County was designated as a Transportation Concurrency Exception Area (TCEA). (See **Exhibit TRA: Dense Urban Land Area/Transportation Concurrency Exception Area**).

In accordance with the provisions of Subsection 163.3180 (5)(b) 4, FS, Seminole County and its cities shall, by July 9, 2011, adopt into their comprehensive plans the land use and transportation strategies to support and fund mobility strategies to address the needs of mobility within the TCEA.



This strategy has been addressed in ***Goal TRA 2 Centers and Corridors***, and ***Objective TRA 2.1 Mobility Strategies and Quality/Level of Service Standard***.



IMPLEMENTATION ELEMENT CONCURRENCY MANAGEMENT SYSTEM OBJECTIVES AND POLICIES

OBJECTIVE IMP 1 ESTABLISH LEVEL OF SERVICE STANDARDS

The County shall continue to enforce standards for levels of service for Categories I and II of public facilities, and shall apply the standards as set forth defined in the policies below.

Policy IMP 1.1 Concurrency (Category I)

The standards for levels of service of each type of public facility in Category I shall apply to development orders issued by the County after March 31, 1992, the County's annual budgets beginning with the 1991-92 fiscal year, the County's Capital Improvement Programs beginning with the 1991-92 fiscal year, and other Elements of this Comprehensive Plan.

Policy IMP 1.2 Concurrency Facilities Operated by Non-County Entities (Category II)

The standards for levels of service of each type of public facility in Category II shall apply to development orders issued by the County after March 31, 1992, and other Elements of this Comprehensive Plan, but shall not apply to the County's annual budgets or the County's Capital Improvement Programs. The exception shall be that levels of service for public schools shall apply to development orders issued by the County after January 1, 2008.

OBJECTIVE IMP 2 DETERMINATION OF CAPACITY

The County shall continue to determine the availability of facility capacity to meet adopted level of service standards of the several County public facilities prior to development approvals.

Policy IMP 2.1 Establishment of Concurrency Doctrine

The Board of County Commissioners of Seminole County finds that the impacts of development on public facilities within the County occur at the same time (i.e., concurrently) as development authorized by certain final development orders or development permits.

Policy IMP 2.2 Concurrency Management System Implementation

The County shall determine, prior to the issuance of development orders, whether or not there is sufficient capacity of Category I and Category II public facilities to meet the standards for levels of service for existing and committed development and the impacts of proposed development concurrent with the proposed development, including in such determination for transportation improvement capacity any additional capacity to be financed through the proportionate fair-share Program. It shall be noted that Category I includes arterial and collector roads that are located outside of the Dense Urban Land Area/Transportation Concurrency Exception Area (DULA/TCEA.) With respect to mobility within the DULA/TCEA, development proposals shall be examined for consistency with and support of the mobility strategy of the Transportation Strategy Area in which the proposal is located. A developer may or may not make a proportionate fair-share contribution toward ensuring that the mobility strategy continues to meet the mobility needs of that Strategy Area, at the direction of the Board of County



Commissioners and based on the absence of particular mobility facilities and the fact that the County has not committed 100% of the funding for that facility, but issuance of a development order is not conditioned upon a transportation improvement capacity availability. The methodology to calculate proportionate fair-share mitigation, which is specified in the Land Development Code, shall be as provided in Section 163.3180(12), Florida Statutes (FS) and in accordance with Section 163.3180(16), FS. Proportionate fair-share mitigation includes separately or collectively, private funds, contributions of land, and construction and contribution of facilities, and may include public funds as determined by Seminole County. Mitigation for development impacts to facilities on the Strategic Intermodal System, as required by Section 163.3180(16)(e)I, FS, and the Land Development Code, requires concurrence of the Department of Transportation.

Policy IMP 2.3 Maintain Adopted Level of Service Standards

The County shall not issue a final development order or development permit under which development activity impacting public facilities may ensue unless there shall be sufficient capacity of Category I and Category II public facilities to meet the standards for levels of service for existing development and for the proposed development, and the development order or permit shall be subject to the requirements of *Policy IMP 2.5 Development Orders (Capacity Determinations and Availability)*. With respect to mobility within the Dense Urban Land Area/Transportation Concurrency Exception Area, development proposals shall be examined for consistency with and support of the mobility strategy of the Transportation Strategy Area in which the proposal is located. A developer may or may not make a proportionate fair-share contribution toward ensuring that the mobility strategy continues to meet the mobility needs of that Strategy Area, at the direction of the Board of County Commissioners and based on the absence of particular mobility facilities and the fact that the County has not committed 100% of the funding for that facility, but issuance of a development order is not conditioned upon a transportation improvement capacity availability. In the absence of a final development order under which development activity impacting public facilities may ensue or a development permit, no development of land is authorized.

Policy IMP 2.4 Preliminary Development Orders (Capacity Determination)

For preliminary and final development orders for which no development activity impacting public facilities may ensue, the capacity of Category I and Category II public facilities shall be determined as follows:

- A The applicant may request a determination of such capacity as part of review and approval of the development order subject to the requirements of ***Policy IMP 2.5 Development Orders (Capacity Determinations and Availability)***; or
- B The applicant may elect to request approval of the development order without a determination of capacity of Category I and Category II public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the development order that:
 - 1 Final development orders under which development activity impacting public facilities may ensue, and development permits for the subject property are subject to a determination of capacity of Category I and



Category II public facilities, as required by *Policy IMP 2.5 Development Orders (Capacity Determinations and Availability)*.

- 2 No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law.

Policy IMP 2.5 Development Orders (Capacity Determinations and Availability)

The availability of public facility capacity to support development orders or permits issued pursuant to *Policies IMP 2.3 Maintain Adopted Level of Service Standards* and *IMP 2.4 Preliminary Development Orders (Capacity Determination)*, A. shall be concurrent with the impacts of such development and shall be determined in accordance with the following:

- A Potable Water, Sanitary Sewer, Solid Waste, and ~~Drainage~~ stormwater management Facilities:
 - 1 Consistent with public health and safety, sanitary sewer, solid waste, ~~drainage~~ stormwater management, adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by Seminole County of a certificate of occupancy or its functional equivalent.
 - 2 Prior to approval of a building permit or its functional equivalent, Seminole County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or functional equivalent.
 - 3 Within areas where on-site sewage treatment facilities are allowable, Seminole County may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.
- B Parks and Recreation Facilities:
 - 1 Consistent with the public welfare, parks and recreation facilities to serve new development shall be in place or under actual construction no later than one year after issuance by Seminole County of a certificate of occupancy or its functional equivalent. However, acreage for such facilities shall be dedicated or acquired by Seminole County prior to issuance of a certificate of occupancy, or funds in the amount of the developer's fair share shall be committed no later than Seminole County's issuance of approval to commence construction.
- C Transportation Facilities:
 - 1 Consistent with the public welfare, for those portions of Seminole County contained within areas defined as "rural" by the Seminole County Comprehensive Plan (including the East Seminole County Rural Area, and the Wekiva River Protection Area, transportation facilities needed to serve new development shall be in place or under actual construction within three years after Seminole County approves a building permit or



its functional equivalent that results in traffic generation. With respect to mobility within the Dense Urban Land Area/Transportation Concurrency Exception Area, development proposals shall be examined for consistency with and support of the mobility strategy of the Transportation Strategy Area in which the proposal is located. A developer may or may not make a proportionate fair-share contribution toward ensuring that the mobility strategy continues to meet the mobility needs of that Strategy Area at the direction of the Board of County Commissioners and based on the absence of particular mobility facilities and the fact that the County has not committed 100% of the funding for that facility, but issuance of a development order is not conditioned upon a transportation improvement capacity availability.

- 2 Any of the provisions of section B.1.-B.3 listed above for parks and recreation; or
- 3 The County has committed to provide the necessary public facilities in accordance with the five-year Schedule of Capital Improvements and approved developer fair share agreements. For standard Transportation Concurrency in the rural area, the County has adopted and implemented a concurrency management system based upon an adequate capital improvements program and schedule, provided that:
 - a. The Capital Improvements Element and five year Schedule of Capital Improvements must be financially feasible. Included in the determination of financial feasibility shall be any proportionate fair-share contribution as provided by Section 163.3180(16), Florida Statutes (FS) and determined by the methodology included in the Land Development Code in accordance with Section 163.3180(12), FS, where this option is used to satisfy transportation concurrency. The list of public facilities may include transportation projects included in the first three (3) years of the applicable adopted Florida Department of Transportation five-year work program. In the case of a development choosing to satisfy transportation concurrency requirements through the proportionate fair-share program, as provided by Section 163.3180(16), FS, the County must add the transportation improvement or improvements to the five-year Capital Improvements Program (CIP) and five year Schedule of Capital Improvements within the County's Comprehensive Plan Capital Improvements Element at the next regular update of those documents.
 - b. The five-year Schedule of Capital Improvements must include both necessary facilities to maintain the adopted level of service standards to service new development proposed to be permitted, and the necessary facilities required to eliminate those portions of existing deficiencies which are a priority to be eliminated during the five year period under the County's Schedule of Capital Improvements in this Comprehensive Plan.
 - c. The County uses a realistic, financially feasible funding system based on currently available revenue sources as defined in Chapter 9J-5.003(29), Florida Administrative Code, including any funds generated through the proportionate fair-share option as provided in Section 163.3180(16), FS and determined according to the



methodology included in the Land Development Code in accordance with Section 163.3180(12), FS. The revenues must be adequate to fund the public facilities required to serve the development authorized by the development order or development permit, and which public facilities are included in the five year Schedule of Capital Improvements in this Comprehensive Plan, or, in the case of a transportation project to be funded through the proportionate fair-share program as provided by Section 163.3180(16), FS, the improvement is added to the five-year Schedule of Capital Improvements at the next regular update of those documents.

- d. The five-year Schedule of Capital Improvements in this Comprehensive Plan must include the estimated date of commencement of actual construction and the estimated date of project completion.
 - e. The five-year Schedule of Capital Improvements in this Comprehensive Plan must demonstrate that the actual construction of the roads and mass transit facilities are scheduled to commence in or before the third year of the five-year Schedule of Capital Improvements.
 - f. An amendment to this Comprehensive Plan is required to eliminate, defer, or delay construction of any road or mass transit facility needed to maintain the adopted level of service standard and is listed in the five-year Schedule of Capital Improvements in this Comprehensive Plan.
 - g. The County shall continue to enforce land development regulations, which, in conjunction with the Capital Improvements Element, ensure issuance of development orders and permits in a manner that will assure that the necessary public facilities will be available to accommodate the impact of that development.
 - h. The County shall continue to enforce a monitoring system which determines whether the County is adhering to the adopted level of service standards and the Schedule of Capital Improvements in this Comprehensive Plan, and which demonstrates the County's capability of monitoring the availability of public facilities.
 - i. This Comprehensive Plan shall continue to designate clearly the areas within which the County will provide facilities with public funds in accordance with the five year Capital Improvements Schedule of this Comprehensive Plan.
- 4 In the event a transportation facility within the rural area is identified with a significant backlog, the County shall adopt, as a part of its plan, a long-term transportation concurrency management system with a planning period of up to 10 years for specially designated districts or areas where such backlogs exist. The plan may include interim level-of-service standards on certain facilities and shall rely on the adopted schedule of capital improvements for up to 10 years as a basis for issuing development orders that authorize commencement of construction in these designated districts or areas. The concurrency management system will be designed to correct existing deficiencies and set priorities for addressing backlogged facilities. The concurrency management



system will be financially feasible and consistent with other portions of the adopted local plan, including the future land use map. [Section.163.3180(9)(a, Florida Statutes].

Additionally, the County's comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by Section. 163.3189, Florida Statutes.

- 5 The County shall enforce land development regulations to allow for proportionate share contributions from developers toward meeting transportation concurrency requirements. Compliance with these regulations will provide developers an opportunity to proceed with a development when proposal is otherwise consistent with the Comprehensive Plan, but transportation service capacity is not available.

Policy IMP 2.6 Limitation of Capacity Determinations

The determination that capacity is available shall apply only to specific uses, densities and intensities included in the development order or permit or in an enforceable developers agreement. The certificate of capacity shall not be transferable to any other property.

Policy IMP 2.7 Time Frame of Capacity Determinations

The determination that such capacity is available shall be valid for a period specified in the County's land development regulations. No further determination of capacity for the subject property is required prior to the expiration of the determination of capacity for the development order or permit, provided that the capacity has been reserved for the development order or permit. The subject property may extend the reservation of capacity to subsequent development orders or permits for the same property. Any change in the density, intensity, or land use that requires additional public facilities or capacity, is subject to review and approval or denial by the County.

Policy IMP 2.8 Assurances of Capacity Availability

The determination that such capacity is available shall be binding on the County to the extent authorized by law, at such time as the applicant provides assurances, acceptable to the County in form and amount, to guarantee the applicant's pro rata share of the County's financial obligation for public facilities. The County will construct these facilities for the general benefit of the public and the special benefit of the subject property. The County's land development regulations specify acceptable forms of assurances and procedures to follow in the event that an applicant's pro rata share of a public facility is less than the full cost of the facility.

Policy IMP 2.9 Vested Rights

The County shall continue to enforce land development regulations that establish the criteria for determining the vested rights of previously issued development orders, and establishing the procedures for reserving capacity of public facilities needed to address the impacts of such vested development orders.



OBJECTIVE IMP 3 GEOGRAPHIC AREAS FOR DETERMINATION

The County shall apply standards for levels of service of Category I and Category II public facilities to the issuance of development orders on a geographical basis.

Policy IMP 3.1 Arterial and Collector Roads

The County shall not issue a development order or permit in any unincorporated part of Seminole County that is not a part of the Transportation Concurrency Exception Area if the standard for levels of service of arterial and collector roads are not achieved and maintained, except as otherwise provided in **Policy TRA 1.1.10 Alternative Land Development Proposals**. The County shall identify, in the land development regulations, trip generation thresholds and geographic impact areas for developments based upon types of land uses, associated densities and intensities, total trip generation and radius of traffic impact.

Policy IMP 3.2 Other Public Facilities Which Serve All of Seminole County

Other public facilities which serve all of Seminole County shall achieve and maintain the standards for levels of service on a Countywide basis. No development order or permit shall be issued in any unincorporated part of Seminole County if the standard for levels of service are not achieved and maintained throughout the County for:

- A Solid Waste Disposal
- B Parks and Recreational Facilities

Policy IMP 3.3 Other Public Facilities Which Serve Less Than All of Seminole County

Other public facilities, which serve less than all of Seminole County, shall achieve and maintain the standard for levels of service within their assigned service area. No development order or permit shall be issued in an assigned service area if the standard for levels of service are not achieved and maintained throughout the assigned service area for the following public facilities and assigned service areas:

- A Potable Water Systems: Water System Service Area as designated in the Potable Water Element of the Comprehensive Plan.
- B Sanitary Sewer Systems: Sanitary Sewer System Service Area as designated in the Sanitary Sewer Element of the Comprehensive Plan.
- C Stormwater Management Systems: Site Specific.
- D Mass Transit: Mass Transit Service Areas.
- E Public School Facilities: School concurrency shall be measured and applied using a geographic area known as a Concurrency Service Area (CSA), which coincides with groupings of school attendance zones within each school type based on adjacency, as established by the 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency as Amended January 2008 (Interlocal Agreement). The mappings of CSAs are included in the data and analysis of the Public School Facilities Element-Support Document Exhibit and are provided in the Appendix to the Interlocal Agreement.



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