


LDC Summary of Changes

#	Subject and purpose	Old text/ location	New text/ location
1.		Chapter 2.- DEFINITIONS	
2.	New definition.		<u><i>Architecturally compatible: The aesthetic similarity between structures, in terms of design elements such as, color, façade appearance, roofing material, or decorative features.</i></u>
3.	Definition revised only to add graphic example.	<p>Cluster subdivision: A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, stands of trees, open fields, or agriculture.</p> <p>Cluster subdivision design must be an improvement over conventional subdivision design practice by including an improved streetscape, homes oriented to create a sense of community, and a reduction in road pavement and utility line length. A cluster subdivision must provide intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes.</p>	<p>Cluster subdivision: A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, stands of trees, open fields, or agriculture. Cluster subdivision design must be an improvement over conventional subdivision design practice by including an improved streetscape, homes oriented to create a sense of community, and a reduction in road pavement and utility line length. A cluster subdivision must provide intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes. <u><i>The example below shows a traditional subdivision on the left, and a cluster subdivision on the right (Randall Arendt, Conservation Design for Subdivisions, 1996).</i></u></p>

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4.	Definition deleted.		<p>Community residential homes: As defined in section 419.001(1)(a), Florida Statutes (2001), as this statute may be amended from time to time.</p>
5.	Revised definition to match Florida Statute definition.	<p>Dwelling unit, accessory: 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. Except as provided in Section 5.19(b), an accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the principal</p>	<p>Dwelling unit, accessory: <u>An ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area existing either within the same structure, or the same lot, as the primary dwelling unit (Florida Statutes Section 163.3177).</u> 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. Except as provided in Section 5.19(b), an accessory</p>

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		dwelling unit, or 1,000 square feet, whichever is less. There shall be a maximum of one (1) accessory dwelling unit per single family lot or parcel.	dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the principal dwelling unit, or 1,000 square feet, whichever is less. There shall be a maximum of one (1) accessory dwelling unit per single family lot or parcel.
6.	New definition		<u>Florida Water Star:</u> A certification program for homes and commercial buildings that use less water in landscapes, irrigation systems and indoors.
7.	Revised definition	Live-work unit: See Missing Middle Standards.	Live-work unit: See Missing Middle Standards. A dwelling unit which includes a nonresidential use that is operated by the occupant and is consistent with the definition in the Florida Building Code for the same.
8.	New definition		<u>Living Area:</u> The total sum of square footage within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.
9.	Revised definition	Lot, double-frontage: A lot having two (2) or more of its nonadjoining property lines abutting upon a street or streets, or ingress-egress easement. Lots having frontage on a natural water body, but not a canal or stormwater retention pond, shall be considered to be double-frontage lots. A lot adjacent to an alley shall not be a double-frontage lot.	Lot, double-frontage: A lot having two (2) or more of its nonadjoining property lines abutting upon a street or streets, or ingress-egress easement. Lots having frontage on a natural water body, but not a canal or stormwater retention pond, shall be considered to be double-frontage lots. A lot adjacent to an alley shall not be a double-frontage lot.
10.	Revised definition		Multi-family: Residential development including apartment dwellings, dormitories, and rooming apartments.
11.	Revised definition		Nominal roof overhang: The part of the roof or wall that extends beyond a lower wall. For purposes of applying to property setbacks, the distance of a roof overhang into a property setback shall not exceed eighteen (18) <u>twenty-four (24)</u> inches.
12.	Revised definition to clarify definitions of different sign types.	Signs: Any surface, fabric, device, or display which bears letters, pictorial or sculptured matter, including forms shaped to resemble any human, animal, or product designed to convey information visually and which is exposed to public view. For purposes of this Code, the term "sign" shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in random or unconnected manner without organized relationship of the components,	Signs: Any surface, fabric, device, or display which bears letters, pictorial or sculptured matter, including forms shaped to resemble any human, animal, or product designed to convey information visually and which is exposed to public view. For purposes of this Code, the term "sign" shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in random or unconnected manner without organized relationship of the components, each component shall be considered to be a single sign. Included within the definition of sign are the following types of signs:

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		<p>each component shall be considered to be a single sign. Included within the definition of sign are the following types of signs:</p> <p>(a) Construction sign: Any sign giving the name or names of principal contractors, architects, engineers, and lending institutions responsible for construction on the site where the sign is placed.</p> <p>(b) Directory sign: A sign on which the names and location of occupants, use of a building, or parking and traffic direction is given and designed to be read primarily from on-site.</p> <p>(c) Freestanding sign: Any mobile or portable sign or sign structure not securely attached to the ground or to any other structure. This definition shall not include trailer signs.</p> <p>(d) Ground and/or pole sign: Any sign which is supported by structures or supports in or upon the ground and independent of support from any building.</p> <p>(e) Inflatable advertisement: Any sign or object inflated or supported by wind, air, or pneumatic non-combustible pressure.</p> <p>(f) Motor vehicle sign: A sign or advertising display mounted or painted on a motor vehicle or truck trailer.</p> <p>(g) Outdoor advertising sign: Any sign advertising a business, organization, event, person, place or thing, and is located on a separate parcel of land from the subject so advertised.</p> <p>(h) Point-of-sale sign: Any sign designed to be viewed from off the premises, advertising or designating the use, occupancy of premises, or merchandise and products sold, manufactured or stored on the premises. Such signs shall be located on the premises to be advertised.</p>	<p><u>(a)Awning Sign: a sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning.</u></p> <p><u>(b)Blade Sign: a sign affixed to a building which projects in such a manner that both sides of the sign are visible.</u></p> <p><u>(c)Wall Sign: A sign that is affixed to or directly supported by a building or structure, designed to identify or advertise the occupant, business, service, or activity conducted within.</u></p> <p><u>(d)Canopy Sign: a sign that is part of, or attached to, a canopy.</u></p> <p>(e)(a)Construction sign: Any sign giving the name or names of principal contractors, architects, engineers, and lending institutions responsible for construction on the site where the sign is placed.</p> <p>(f)(b)Directory sign: A sign on which the names and location of occupants, use of a building, or parking and traffic direction is given and designed to be read primarily from on-site.</p> <p>(g)(c)Freestanding sign: Any mobile or portable sign or sign structure not securely attached to the ground or to any other structure. This definition shall not include trailer signs.</p> <p>(h)(d)Ground and/or pole sign: Any sign which is supported by structures or supports in or upon the ground and independent of support from any building. <u>Ground and/or pole signs are a type of freestanding sign.</u></p> <p>(i)(e)Inflatable advertisement: Any sign or object inflated or supported by wind, air, or pneumatic non-combustible pressure.</p> <p>(j)(f)Motor vehicle sign: A sign or advertising display mounted or painted on a motor vehicle or truck trailer.</p> <p>(k)(g)Outdoor advertising sign: Any sign advertising a business, organization, event, person, place or thing, and is located on a separate parcel of land from the subject so advertised. <u>This definition includes billboards.</u></p> <p>(h)Point-of-sale sign: Any sign designed to be viewed from off the premises, advertising or designating the use, occupancy of premises, or merchandise and products sold, manufactured or</p>
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		<p>(i) Real estate sign: Any sign which is used to offer, for sale, lease or, rent the property upon which the sign is placed.</p> <p>(j) Snipe sign: Any sign of any material whatsoever that is attached in any way to a utility pole, tree, or any object located or situated on public road rights-of-way.</p> <p>(k) Subdivision sign: Any sign which indicates the name of a subdivision, planned unit development or residential/agriculture project, and which is located on the same property which is identified.</p> <p>(l) Trailer sign: Any sign mounted on a vehicle normally licensed by the State of Florida as a trailer or such a sign engineered as a free standing sign, transported to the site on a trailer, and used for advertising or promotional purposes.</p>	<p>stored on the premises. Such signs shall be located on the premises to be advertised.</p> <p>(l)(f)Real estate sign: Any sign which is used to offer, for sale, lease or, rent the property upon which the sign is placed.</p> <p>(m)Shopping Center Sign: <u>A type of freestanding sign used to identify multiple businesses located within a single development.</u></p> <p>(n)(f)Snipe sign: Any sign of any material whatsoever that is attached in any way to a utility pole, tree, or any object located or situated on public road rights-of-way.</p> <p>(o)(k)Subdivision sign: Any sign which indicates the name of a subdivision, planned unit development or residential/agriculture project, and which is <u>typically located onsite at an entrance to the project or development on the same property which is identified.</u></p> <p>(p)(t)Trailer sign: Any sign mounted on a vehicle normally licensed by the State of Florida as a trailer or such a sign engineered as a freestanding sign, transported to the site on a trailer, and used for advertising or promotional purposes.</p> <p>(q)Wall Sign: <u>a sign erected on the wall of a building, or a sign which is affixed to or painted on an exterior wall, subject to the maximum copy area requirements in Chapter 30 Part 13.</u></p> <p>(r)Wayfinding Sign: <u>A sign intended to provide directional information to help people more easily and safely locate their intended destination.</u></p> <p>(s)Window Sign: <u>a sign graphic, or design which is painted, mounted, or otherwise displayed within 3 feet of a window in a manner to present a message to or attract attention of the public on adjoining streets, subject to the maximum area requirements in Chapter 30 Part 13. Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs shall not be considered window signs.</u></p>
13.		Chapter 5 – ADMINISTRATION	

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14.	Remove the administrative adjustment for ADUs since these are now allowed without the adjustment.	<p>Sec. 5.19. - Administrative adjustments.</p> <table border="1"> <thead> <tr> <th>Approval Type</th> <th>Code Section(s)</th> <th>Direct or</th> <th>BCC**</th> </tr> </thead> <tbody> <tr> <td>Site Plan (including Special Exception Site Plans)</td> <td>Chapter 30 Parts 14, 15, 18, 19, 32, 36, 38—42, 46—48, 60, 62, 63, 64, 70, 74</td> <td>10%—15%*</td> <td>20%</td> </tr> <tr> <td>Planned Development/RP</td> <td>See approved site plan/DO/DCA</td> <td>10%—15%*</td> <td>20%</td> </tr> <tr> <td>Sign Permit</td> <td>Sec. 30.1243(a)</td> <td>10%</td> <td>20%</td> </tr> <tr> <td>Arbor Permit</td> <td>Sec. 60.22(f)</td> <td>10%—15%*</td> <td></td> </tr> <tr> <td>Accessory Dwelling Units</td> <td>Sec. 30.1345(g)</td> <td>10%** *</td> <td></td> </tr> </tbody> </table> <p>Director: Development Services Department Director or designee. BCC: Board of County Commissioners. DO: Development Order. DCA: Developer's Commitment Agreement. *If administrative adjustment sought exceeds 10%, Development Review Committee review shall be required and any adjustment greater than 10% but not exceeding 15% may be awarded at the discretion of the Development Services Department Director. **Maximum adjustment without public hearing. ***In no case shall an accessory dwelling unit exceed 1,100 square feet. ...</p>	Approval Type	Code Section(s)	Direct or	BCC**	Site Plan (including Special Exception Site Plans)	Chapter 30 Parts 14, 15, 18, 19, 32, 36, 38—42, 46—48, 60, 62, 63, 64, 70, 74	10%—15%*	20%	Planned Development/RP	See approved site plan/DO/DCA	10%—15%*	20%	Sign Permit	Sec. 30.1243(a)	10%	20%	Arbor Permit	Sec. 60.22(f)	10%—15%*		Accessory Dwelling Units	Sec. 30.1345(g)	10%** *		<p>Sec. 5.19. - Administrative adjustments.</p> <table border="1"> <thead> <tr> <th>Approval Type</th> <th>Code Section(s)</th> <th>Director</th> <th>BCC**</th> </tr> </thead> <tbody> <tr> <td>Site Plan (including Special Exception Site Plans)</td> <td>Chapter 30 Parts 14, 15, 18, 19, 32, 36, 38—42, 46—48, 60, 62, 63, 64, 70, 74 <u>3, 4, 6, 7, 10, and 11.</u></td> <td>10%—15%*</td> <td>20%</td> </tr> <tr> <td>Planned Development/RP</td> <td>See approved site plan/DO/DCA</td> <td>10%—15%*</td> <td>20%</td> </tr> <tr> <td>Sign Permit</td> <td>Sec. 30.1243(a) <u>30.13.3</u></td> <td>10%</td> <td>20%</td> </tr> <tr> <td>Arbor Permit</td> <td>Sec. 60.22(f) <u>60.9(d)</u></td> <td>10%—15%*</td> <td></td> </tr> <tr> <td>Accessory Dwelling Units</td> <td>Sec. 30.1345(g)</td> <td>10%***</td> <td></td> </tr> </tbody> </table> <p>Director: Development Services Department Director or designee. BCC: Board of County Commissioners. DO: Development Order. DCA: Developer's Commitment Agreement. *If administrative adjustment sought exceeds 10%, Development Review Committee review shall be required and any adjustment greater than 10% but not exceeding 15% may be awarded at the discretion of the Development Services Department Director. **Maximum adjustment without public hearing. ***In no case shall an accessory dwelling unit exceed 1,100 square feet. ... (c) Review Procedure. The Economic & Community Development Services Director, <u>or designee</u>, shall evaluate the administrative adjustment application according to the review criteria in Section 5.19(d), and shall approve, approve with conditions, or deny the application. At his or her discretion, the Director may</p>	Approval Type	Code Section(s)	Director	BCC**	Site Plan (including Special Exception Site Plans)	Chapter 30 Parts 14, 15, 18, 19, 32, 36, 38—42, 46—48, 60, 62, 63, 64, 70, 74 <u>3, 4, 6, 7, 10, and 11.</u>	10%—15%*	20%	Planned Development/ RP	See approved site plan/DO/ DCA	10%—15%*	20%	Sign Permit	Sec. 30.1243(a) <u>30.13.3</u>	10%	20%	Arbor Permit	Sec. 60.22(f) <u>60.9(d)</u>	10%—15%*		Accessory Dwelling Units	Sec. 30.1345(g)	10%***	
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		<p>(c) Review Procedure. The Economic & Community Development Services Director shall evaluate the administrative adjustment application according to the review criteria in Section 5.19(d), and shall approve, approve with conditions, or deny the application. At his or her discretion, the Director may refer any application for an administrative adjustment to the Board of Adjustment or the Board of County Commissioners, as may be appropriate. In such cases, the applicant shall follow standard processes in this Code for obtaining a variance, waiver, change in zoning, etc.</p> <p>(d) Review Criteria. All administrative adjustments shall meet the following criteria:</p> <ul style="list-style-type: none"> (1) The administrative adjustment will be consistent with the purposes and intent of the Land Development Code. (2) The administrative adjustment shall not result in activities not permitted within the applicable zoning district and/or activities inconsistent with the Comprehensive Plan. <p>...</p>	<p>refer any application for an administrative adjustment to the Board of Adjustment or the Board of County Commissioners, as may be appropriate. In such cases, the applicant shall follow standard processes in this Code for obtaining a variance, waiver, change in zoning, etc.</p> <p>(d) Review Criteria. All administrative adjustments shall meet the following criteria:</p> <ul style="list-style-type: none"> (1) The administrative adjustment will be consistent with the purposes and intent of the Land Development Code. (2) The administrative adjustment shall not result in activities not permitted within the applicable zoning district, <u>development order</u>, <u>developer's commitment agreement</u> and/or activities inconsistent with the Comprehensive Plan. <p>...</p>
15.		<p>Sec. 5.20. - Engineering manuals.</p> <p>(a) The Public Works Department is authorized and directed to establish and maintain the Seminole County, Florida Public Works Engineering Manual, which contains the technical requirements for transportation standards and surface water management standards. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Public Works Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.</p>	<p>Sec. 5.20. - Engineering manuals.</p> <p>(a) The Public Works Department is authorized and directed to establish and maintain the Seminole County, Florida Public Works Engineering Manual, which contains the technical requirements for transportation standards and surface water management standards. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Public Works Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.</p> <p>(b) The <u>Utilities Environmental Services</u> Department is authorized and directed to establish and maintain the Seminole County, Florida <u>Environmental Services</u> Utilities Engineering Manual, which contains the technical requirements for the</p>

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		<p>(b) The Environmental Services Department is authorized and directed to establish and maintain the Seminole County, Florida Environmental Services Utilities Engineering Manual, which contains the technical requirements for the matters stated in the title of this Manual. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Environmental Services Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.</p> <p>(c) The Public Safety Department is authorized and directed to establish and maintain the Seminole County, Florida Public Safety Technical Manual, which contains the technical requirements for public and fire safety matters. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Public Safety Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.</p>	<p>matters stated in the title of this Manual. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Utilities Environmental Services Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.</p> <p>(c) The Fire Public Safety Department is authorized and directed to establish and maintain the Seminole County, Florida Fire Department Public Safety Technical Manual, which contains the technical requirements for public and fire safety matters. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Fire Chief Public Safety Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.</p>
16.		Chapter 20 - DEVELOPMENT ORDERS/APPROVALS AND DENIALS OF APPLICATION FOR DEVELOPMENT APPROVALS	
17.	New section.		<p><u>Sec. 20.13.- Enforcement Violation of a development order, or any condition contained therein, will be enforced through the County’s code enforcement process in Chapter 53, Seminole County Code.</u></p>
18.		CHAPTER 30- ZONING REGULATIONS	

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19.		PART 2. – ESTABLISHMENT OF DISTRICTS	
20.	Revise requirement to allow more residential homes to be built on antiquated existing platted lot.	<p>30.2.6.6 Un-combining platted lots in the urban area. When platted lots that are vested have been combined, they may only be un-combined to the original platted configuration if the individual lots meet the subject zoning district requirements for lot size and width, unless all the following criteria are met:</p> <p>a. The properties are vested in accordance with the Comprehensive Plan Policy FLU 3.3 and Section 15.3 of the Land Development Code; and</p> <p>b. The subject parcel is in the urban area; and</p> <p>c. Fifty (50) percent or more of the lots in the same platted subdivision have the same character and are the size as originally platted; and</p> <p>***</p>	<p>30.2.6.6 Un-combining platted lots in the urban area. When platted lots that are vested have been combined, they may only be un-combined to the original platted configuration if the individual lots meet the subject zoning district requirements for lot size and width, unless all the following criteria are met:</p> <p>a. The properties are vested in accordance with the Comprehensive Plan Policy FLU 3.3 and Section 15.3 of the Land Development Code; and</p> <p>b. The subject parcel is in the urban area; and</p> <p>c. Fifty (50) Ten (10) percent or more of the lots in the same platted subdivision have the same character and are the size as originally platted; and</p> <p>***</p>
21.		PART 3. – ADMINISTRATION	
22.	Updated division name.	<p>30.3.1.2 The Board of County Commissioners may, from time to time, amend or supplement the County's land development regulations and zoning classifications. Proposed changes may be recommended by the Planning and Zoning Commission. Additionally, any owner of affected property may make application for a change in the property's zoning classification on a form prescribed by the current planning office; provided, however, that the applicant shall assume all of the costs of any public hearings and all other costs incidental to the holding of a public hearing and the application.</p>	<p>30.3.1.2 The Board of County Commissioners may, from time to time, amend or supplement the County's land development regulations and zoning classifications. Proposed changes may be recommended by the Planning and Zoning Commission. Additionally, any owner of affected property may make application for a change in the property's zoning classification on a form prescribed by the current planning office; Planning and Development Division; provided, however, that the applicant shall assume all of the costs of any public hearings and all other costs incidental to the holding of a public hearing and the application.</p>

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23.	<p>Correct numbering.</p> <p>Refresh language.</p> <p>Refresh language.</p>	<p>30.3.1.5 Special exceptions. (a)(6)(b)</p> <p>(a)The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p> <p>...</p> <p>b. If located in OP:</p> <p>i. Is consistent with the general zoning category and plan of the OP Office District.</p> <p>i. Is compatible with the concept of low intensity of land usage and site coverage.</p> <p>iii. Has access (where applicable) to urban services, such as, sewer water, police, fire, and related services.</p> <p>iv. Will not create, by reason of its characteristics, a requirement for the granting of a variance as a prerequisite to the granting of said special exception, especially (by way of illustration and not limitation) variances relating to setbacks, lot size, building height, lot coverage, access, or parking and loading.</p> <p>...</p> <p>(b) Conditions on special exceptions. In granting any special exception, the Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe appropriate conditions and safeguards. Violation</p>	<p>30.3.1.5 Special exceptions. (a)(6)(b)</p> <p>(a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception, and submit in writing its recommendations s to approve, approve with conditions or deny the special exception request on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p> <p>...</p> <p>b. If located in OP:</p> <p>i. Is consistent with the general zoning category and plan of the OP Office District.</p> <p>ii. Is compatible with the concept of low intensity of land usage and site coverage.</p> <p>iii. Has access (where applicable) to urban services, such as, sewer water, police, fire, and related services.</p> <p>iv. Will not create, by reason of its characteristics, a requirement for the granting of a variance as a prerequisite to the granting of said special exception, especially (by way of illustration and not limitation) variances relating to setbacks, lot size, building height, lot coverage, access, or parking and loading.</p> <p>...</p> <p>(b) Conditions on special exceptions. In granting any special exception, the Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe require appropriate conditions and safeguards. Violation of such conditions and safeguards when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Chapter. The Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe require, a reasonable time limit within</p>
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		<p>of such conditions and safeguards when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Chapter. The Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed, or both.</p>	<p>which the action for which the special exception is required shall be begun or completed, or both.</p>
24.	New section		<p><u>30.3.1.6 Conventional Rezoning.</u></p> <p><u>(a) The Planning and Zoning Commission shall hold a public hearing to consider a request for conventional rezoning pursuant to the criteria below, and submit its recommendation of denial or approval, in writing, to the Board of County Commissioners for official action. After review of the application request and public hearing, the Board of County Commissioners may approve the request for rezoning; provided that the Board determines the request:</u></p> <ul style="list-style-type: none"> <u>(1) Complies and is consistent with the County's comprehensive plan;</u> <u>(2) Meets this Code and other applicable County regulations;</u> <u>(3) Is compatible with existing and planned uses in the surrounding area;</u> <u>(4) Will provide access sufficient to support the proposed development intensity and the provision of public services;</u> <u>(5) The expected impacts on transportation facilities will be addressed by existing County regulations;</u> <u>(6) Will not adversely affect environmentally critical or sensitive areas and natural resources; and</u> <u>(7) Has access to and will be served by an adequate level of public services such as sewer, water, police, fire, schools and related services: and.</u> <u>(8) Provides a benefit to the community by meeting Goals and Policies within the Comprehensive Plan.</u> <p><u>(b) Application for conventional rezoning request. An applicant for a rezoning shall file with the Planning & Development Division a written</u></p>

#	Subject and purpose	Old text/ location	New text/ location
			<p><u>application addressing the above criteria, accompanied by payment of the appropriate fees, and a survey of the property completed within two years of the date of submission for application.</u></p> <p><u>(c) Community Meeting. An applicant for a rezoning shall hold a Community Meeting prior to the public hearing in accordance with Section 30.3.5 of the Land Development Code.</u></p>
25.		<p>30.3.3.3 Appeal to the Board of Adjustment from decision of the Planning Manager. Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, Board, or bureau of the County affected by any decision of the Planning Manager under this Code. Such appeal shall be taken within thirty (30) days after such decision is made by filing with the Planning Manager a notice of appeal specifying the grounds thereof. The appeal shall be in such form which provides a notice of the decision appealed and a discussion of the alleged error in the decision. The Planning Manager shall, upon notification of the filing of the appeal, forthwith, transmit to the Board of Adjustment all the documents, plans, papers, or other materials constituting the record upon which the action appealed from was taken.</p>	<p>30.3.3.3 Appeal to the Board of Adjustment from decision of the Planning Manager. Appeals to the Board of Adjustment may be taken brought by any person aggrieved or by any officer, Board, or bureau of the County affected by any decision of the Planning Manager under this Code. Such appeal shall be taken submitted within thirty (30) days after such of the Planning Manager's decision is made by filing with the Planning Manager a <u>written</u> notice of appeal with the Planning Manager specifying the grounds and reasons for appeal thereof. The appeal shall also be in such form which provides a notice of the include <u>a copy of the decision being</u> appealed and a discussion of the alleged error in the decision. The Planning Manager shall, upon notification of the filing of the appeal; forthwith; transmit to the Board of Adjustment <u>the notice of appeal</u> and all documents, plans, papers, or other materials constituting the record of the Planning Manager's decision, and have the appeal set for hearing before the Board of Adjustment upon which the action appealed from was taken.</p>
26.		<p>30.3.3.4 Notice Required on Hearing of Appeal. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney. For procedural purposes, an application for a special exception and an appeal of a decision of the Planning Manager shall be presented by the Planning Manager before the applicant or appellant makes a presentation.</p>	<p>30.3.3.4 Notice Required on Hearing of Appeal. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide <u>same the appeal</u> within a reasonable time. Upon <u>During</u> the hearing, any party may appear in person or by agent or by attorney. For procedural purposes, an application for a special exception and an appeal of a decision of the Planning Manager shall be presented by the Planning Manager before the applicant or appellant makes a presentation.</p>
27.		<p>30.3.3.5 Appeals from Board of Adjustment Decision. Any person, or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, may, within fifteen (15) days after the filing of any decision in the office of the</p>	<p>30.3.3.5 Appeals from Board of Adjustment Decision. Any person, or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, may, within fifteen (15) days after the filing of any decision in the office of the Planning Division <u>rendition of the Board of Adjustment's decision</u>, but not thereafter,</p>

#	Subject and purpose	Old text/ location	New text/ location
		<p>Planning Division, but not thereafter, apply to the Board of County Commissioners for relief. The appeal before the Board of County Commissioners shall be de novo. The applicant for the special exception shall make the initial presentation to the Board after County staff has advised the Board of the procedural history of the case.</p>	<p>apply may submit a written notice of appeal to the Board of County Commissioners for relief. The notice of appeal must be submitted to the Planning and Development Division and include a copy of the Board of Adjustment Decision, state the grounds and reasons for appeal, and a discussion of the alleged error in the decision. The Planning and Development Division will set the time and date of the hearing before the Board of County Commissioners and provide notice to the parties in interest. The appeal before the Board of County Commissioners shall be de novo. The applicant for the special exception shall make the initial presentation to the Board after County staff has advised the Board of the procedural history of the case. Upon the rendering of a decision, any party may appeal. Decisions shall be rendered by filing a copy of the order of the Board of County Commissioners with the Clerk to the Board. Upon the Board making a ruling relative to the appeal, any applicable development orders or permits may be issued consistent with the Board's decision unless stayed or enjoined by a court of competent jurisdiction.</p>
28.		<p>30.3.3.6 An appeal to the Board of County Commissioners shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of County Commissioners, after the notice of appeal shall have been filed with him, that by reason of acts stated in the certificate, a stay would, in his opinion, cause imminent peril to lives or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of County Commissioners or by a court of record on application, on notice to the officer or Board from which the appeal is taken, and on due cause shown. The Board of County Commissioners shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the rendering of a decision, any party may appeal. Decisions shall be rendered by filing a copy of the order of the Board with the Clerk to the Board. Upon approval of a special exception or variance by the</p>	<p>30.3.3.6 <u>Stay</u>. An appeal to the Board of County Commissioners shall stay all further proceedings in furtherance of the action appealed from, unless the Board of County Commissioners determines, after considering evidence and testimony presented by County staff and the appellant, that the stay would cause imminent peril to lives or property. <u>the officer from whom the appeal is taken certifies to the Board of County Commissioners, after the notice of appeal shall have been filed with him, that by reason of acts stated in the certificate, a stay would, in his opinion, cause imminent peril to lives or property.</u> In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of County Commissioners or by a court of record on application, on notice to the officer or Board from which the appeal is taken, and on due cause shown. The Board of County Commissioners shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the rendering of a decision, any party may appeal. Decisions shall be rendered by filing a copy of the order of the Board with the Clerk to the Board. Upon approval of a special exception or variance by the Board or the Board making a ruling relative to the appeal of a decision made by the Planning Manager, any</p>

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		Board or the Board making a ruling relative to the appeal of a decision made by the Planning Manager, any development orders or permits may be issued consistent with the Board's decision unless stayed or enjoined by a court of competent jurisdiction.	development orders or permits may be issued consistent with the Board's decision unless stayed or enjoined by a court of competent jurisdiction.
29.	Revised section title. Clarified language applies to nonsocnformi ng uses only.	Sec. 30.3.10. - Nonconforming uses. ... (d)A nonconforming building or structure, which is hereafter damaged or destroyed to the extent of fifty (50) percent or more of its value by flood, fire, explosion, earthquake, war, riot, or force majeure shall not be reconstructed or restored for the same use except in compliance with all applicable provisions of the Code.	Sec. 30.3.10. -Nonconforming uses. Nonconformities. ... (d)A nonconforming building or structure <u>operating a nonconforming use</u> , which is hereafter damaged or destroyed to the extent of fifty (50) percent or more of its value by flood, <u>tropical storm, hurricane, tornado</u> , fire, explosion, earthquake, war, riot, or force majeure shall not be reconstructed or restored for the same use except in compliance with all applicable provisions of the Code.
30.	Revised section title. (Updated for clarification- no change to process)	30.3.10.2 Nonconforming mobile homes in Agricultural Zones.	30.3.10.2 Nonconforming mobile homes <u>and lot sizes</u> in Agricultural Zones.
31.		30.3.10.3 Nonconforming mobile homes and/or manufactured homes in A-1. (a) All mobile or manufactured homes existing in the A-1 District prior to October 25, 2011, except for those authorized under Section 6.4.4, are hereby declared to be a nonconforming use in accordance with Section 30.3.10. Any time limits enacted by the Board of Adjustment as a condition of special exception approval shall be null and void unless specifically related to protecting the health, safety, and welfare of the occupancy. (b) Notwithstanding their nonconforming status, these mobile or manufactured homes shall fully comply with all applicable provisions of Chapter 40 of the Seminole County Code.	30.3.10.3 Nonconforming mobile homes and/or manufactured homes in A-1. (a) All mobile or manufactured homes existing in the A-1 District prior to October 25, 2011, except for those authorized under Section 6.4.4, are hereby declared to be a nonconforming <u>use structure</u> in accordance with Section 30.3.10. Any time limits enacted by the Board of Adjustment as a condition of special exception approval shall be null and void unless specifically related to protecting the health, safety, and welfare of the occupancy. (b) Notwithstanding their nonconforming status, these mobile or manufactured homes shall fully comply with all applicable provisions of Chapter 40 of the Seminole County Code. (c) Existing mobile or manufactured homes may be replaced with a manufactured home of not greater than two (2) times the original floor area without a special exception if the home has remained vacant for less than 180 days. If the home has been vacant for 180 days or more, replacement of such

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		<p>(c) Existing mobile or manufactured homes may be replaced with a manufactured home of not greater than two (2) times the original floor area without a special exception if the home has remained vacant for less than 180 days. If the home has been vacant for 180 days or more, replacement of such home shall require a special exception. Larger units and other alterations exceeding the provisions of Section 3.10 shall also require a special exception.</p> <p>(d) This Section shall not affect any mobile or manufactured home approved for temporary occupancy under Section 30.6.4.4.</p> <p>30.3.10.4 Non-conforming lots. Where lots of record no longer meet current requirements due to surveying or other errors, if both the current records of the Seminole County Property Appraiser and the original plat for the property indicate the area of the lot is a given size, then review of the proposed development shall occur as if the lot were actually the size shown in both the appraiser's records and on the original plat.</p>	<p>home shall require a special exception. Larger units and other alterations exceeding the provisions of Section 3.10 shall also require a special exception.</p> <p>(d) This Section shall not affect any mobile or manufactured home approved for temporary occupancy under Section 30.6.4.4.</p> <p>30.3.10.4 Non-conforming lots <u>and parcels</u>. Where lots of record no longer meet current requirements due to surveying or other errors, if both the current records of the Seminole County Property Appraiser and the original plat for the property indicate the area of the lot is a given size, then review of the proposed development shall occur as if the lot were actually the size shown in both the appraiser's records and on the original plat.</p> <p><u>When a residential unit on a nonconforming parcel that is zoned for residential or agriculture, is destroyed by flood, tropical storm, hurricane, tornado, fire, explosion, earthquake, war, riot, or force majeure, the principal unit may be reconstructed. The reconstructed unit must conform to the setbacks required by the underlying zoning district or receive a variance.</u></p>
32.	New section		<p><u>Sec. 30.3.13. – Nonconformance due to government taking or voluntary dedication.</u></p> <p><u>In any zoning district, should a governmental agency obtain a portion of a conforming lot for a public purpose, either through eminent domain proceedings or voluntary conveyance, and a nonconforming lot results, the Development Services Director shall have the authority to waive any, in whole or in part, requirements outlined herein for said lot with respect to minimum lot width, minimum lot area and minimum building setbacks, parking requirements, landscape and buffering, provided all other requirements of this Code are met.</u></p>
33.		PART 4. - ZONING DISTRICT STANDARDS	
34.		Sec. 30.4.8. - R-3 and R-3A Multiple-Family Dwelling Districts.	Sec. 30.4.8. - R-3 and R-3A Multiple-Family Dwelling Districts.

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	<p>Remove the requirement for the development plan. This is reviewed at time of site plan.</p> <p>The accessory uses have been relocated to 30.6.1.1</p>	<p>***</p> <p>30.4.8.2 Density regulations.</p> <p>(a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed:</p> <p style="padding-left: 40px;">(1) A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or</p> <p style="padding-left: 40px;">(2) A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.</p> <p>30.4.8.3R3, R3-A - General Provisions and Exceptions.</p> <p>(a) Development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and the Board of County Commissioners for approval prior to issuance of any site plan approval.</p> <p>(b) Accessory uses may be located at the edge of the complex to serve residents provided that they are clearly subordinate and ancillary to the primary use.</p> <p>(c) Personal services uses, designed primarily for the occupants of the complex, such as, day care centers, beauty</p>	<p>***</p> <p>30.4.8.2 Density regulations.</p> <p>(a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed:</p> <p style="padding-left: 40px;">(1) A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or</p> <p style="padding-left: 40px;">(2) A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.</p> <p>30.4.8.3 R-3, R3-A - General Provisions and Exceptions</p> <p>(a) Development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and the Board of County Commissioners for approval prior to issuance of any site plan approval.</p> <p>(b)(a) Accessory uses may be located at the edge of the complex to serve residents provided that they are clearly subordinate and ancillary to the primary use. shall be permitted in accordance with the Additional Use Standards of Part 6.</p> <p>(c) Personal services uses, designed primarily for the occupants of the complex, such as, day care centers, beauty and barber shops, and health clubs, may be approved for the complex at time of zoning approval. However, such uses shall be limited to complexes of one hundred (100) or more units and shall not be permitted until fifty (50) percent or more of the dwelling units are completed. Any uses other than those approved at the time of zoning approval, must be approved by the Planning and Development Division Manager.</p>
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		<p>and barber shops, and health clubs, may be approved for the complex at time of zoning approval. However, such uses shall be limited to complexes of one hundred (100) or more units and shall not be permitted until fifty (50) percent or more of the dwelling units are completed. Any uses other than those approved at the time of zoning approval, must be approved by the Planning and Development Division Manager.</p> <p>(d) Recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.</p> <p>(e) Within condominium projects, deed covenants shall be required to insure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful, and attractive living environment and to prevent the occurrence of blight and deterioration of the individual units within the complex.</p> <p>(f) Prior to the issuance of building permits, a complete site plan of the project shall be submitted to the Planning and Development Division for approval. Detailed site plan shall indicate: location of buildings, parking spaces, driveways, streets, service areas, walkways, recreation facilities, open areas, , and landscaping.</p> <p>(g) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits.</p> <p>(h) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.</p>	<p>(d)(b) Recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.</p> <p>(e)(c) Within condominium projects, deed covenants shall be required to insure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful, and attractive living environment and to prevent the occurrence of blight and deterioration of the individual units within the complex.</p> <p>(f)(d) Prior to the issuance of building permits, a complete site plan of the project shall be submitted to the Planning and Development Division for approval. Detailed site plan shall indicate: location of buildings, parking spaces, driveways, streets, service areas, walkways, recreation facilities, open areas, <u>any accessory uses located on-site</u>, and landscaping.</p> <p>(g)(e) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits.</p> <p>(h)(f) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.</p>
35.		<p>Sec. 30.4.9. - R-4 Multiple-Family Dwelling District.</p> <p>30.4.9.1 Zone Description: This District is composed of certain high-density residential areas where it is desirable to permit other specific uses, including multiple-story</p>	<p>Sec. 30.4.9. - R-4 Multiple-Family Dwelling District.</p> <p>30.4.9.1 Zone Description: This District is composed of certain high-density residential areas where it is desirable to permit other specific uses, including</p>

#	Subject and purpose	Old text/ location	New text/ location
	<p>Remove the requirement for the development plan. This is reviewed at time of site plan.</p> <p>Reference accessory uses in 30.6.1.1</p>	<p>apartments and certain uses which are quasi-residential in character.</p> <p>30.4.9.2 Building site area regulations. The maximum lot coverage for dwelling structures shall be determined in accordance with the following schedule: (Note: See ordinance for table. No changes to table.)</p> <p>30.4.9.3 General provisions and exceptions.</p> <p>(a)Development plans shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and to the Board of County Commissioners for approval, prior to issuance of any site plan approval(b)Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permit.(c)If covered and enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.</p>	<p>multiple-story apartments and certain uses which are quasi-residential in character.</p> <p>30.4.9.2 Building site area regulations. The maximum lot coverage for dwelling structures shall be determined in accordance with the following schedule: (Note: See ordinance for table. No changes to table.)</p> <p>30.4.9.3 General provisions and exceptions.</p> <p>(a)Development plans shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and to the Board of County Commissioners for approval, prior to issuance of any site plan approval <u>Accessory uses shall be permitted in accordance with the Additional Use Standards of Part 6.</u></p> <p>(b) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permit.</p> <p>(c) If covered and enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.</p>
36.	<p>Add reference to accessory uses.</p>	<p>Sec. 30.4.14. - OP Office District.</p> <p>30.4.14.1 Zone Description: The intent of the OP Office District is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the District, and to assure adequate design in order to maintain the integrity of existing or future nearby residential areas. The ultimate site must provide a low intensity of land usage and site coverage to enable the lot to retain a well-landscaped image so as to readily blend with nearby residential areas; buildings are low profile. It is intended that a minimum number of points of ingress and egress be utilized in order to reduce the traffic impact on adjacent streets and thus enhance traffic</p>	<p>Sec. 30.4.14. - OP Office District.</p> <p>30.4.14.1 Zone Description: The intent of the OP Office District is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the District, and to assure adequate design in order to maintain the integrity of existing or future nearby residential areas. The ultimate site must provide a low intensity of land usage and site coverage to enable the lot to retain a well-landscaped image so as to readily blend with nearby residential areas; buildings are low profile. It is intended that a minimum number of points of ingress and egress be utilized in order to reduce the traffic impact on adjacent streets and thus enhance traffic movement. The District is most generally located on arterial or collector roadways. <u>Accessory uses shall be permitted in accordance with the Additional Use Standards of Part 6.</u></p>

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		movement. The District is most generally located on arterial or collector roadways.	
37.		PART 5. - PERMITTED USES BY ZONING DISTRICT	
38.	Updated reference to section number	30.5.1.2 Interpretation of Permitted Uses Table. ... (h) S - Special Exception: The Board of County Commissioners may permit uses designated as Special Exception within a given zoning district upon making the findings of fact required by Section 30.3.3.1.5 of this Code; providing, however, such uses may be subjected to or limited by conditions of the Board	30.5.1.2 Interpretation of Permitted Uses Table. ... (h) S - Special Exception: The Board of County Commissioners may permit uses designated as Special Exception within a given zoning district upon making the findings of fact required by Section 30.3.3.1.5 30.3.1.5 of this Code; providing, however, such uses may be subjected to or limited by conditions of the Board
39.		Sec. 30.5.2. - Permitted use table and footnotes. Note: Please see the ordinance for this table.	Sec. 30.5.2. - Permitted use table and footnotes. Note: Please see the ordinance for this table.
40.		PART 6. - ADDITIONAL USE STANDARDS	
41.	Corrected lettering order.	Sec. 30.6.1. - Accessory buildings and uses. 30.6.1.1 Accessory uses in office and multiple-family residential uses. (a) Accessory uses, when permitted, are intended to complement any permitted uses. (b) Accessory uses shall include, but not be limited to: Drafting service or quick reproduction service, cafeteria and/or coffee shop, nurse's station, snack bar, or sales of non-prescription health and pharmaceutical products apothecary. (1) OP Office District (2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts (c) Location. Accessory uses shall be included as tenants within a principal office building and shall not be permitted to occupy separate buildings.	Sec. 30.6.1. - Accessory buildings and uses. 30.6.1.1 Accessory uses in office and multiple-family residential uses. (a) Accessory uses, when permitted, are intended to complement any permitted uses. (b) Accessory uses may shall include, but not be limited to: Drafting service or quick reproduction service, cafeteria and/or coffee shop, nurse's station, snack bar, or sales of non-prescription health and pharmaceutical products apothecary: (1) OP Office District: <u>Drafting service or quick reproduction service, cafeteria and/or coffee shop, nurse's station, snack bar, or sales of non-prescription health and pharmaceutical products apothecary. Any uses like or similar uses must be approved by the Planning and Development Division Manager.</u> (2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts: <u>Personal services uses, designed primarily for the occupants of the complex, such as, day care centers, beauty and barber shops, and health clubs. However, such uses shall be limited to complexes of one hundred (100)</u>

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		<p>(d) Floor area permitted. Accessory uses shall not occupy more than twenty (20) percent of the floor area of any building.</p> <p>(e) Other restrictions. No display of advertising signs or merchandise which is visible from outside the building or an individual outside entrance shall be permitted for any accessory use.</p> <p>(e) Accessory uses as described above are permitted in the following zones:</p> <ul style="list-style-type: none"> (1) OP Office District (2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts <p>(f) The determination of whether a use is accessory shall be made by the Development Services Director based on the intended use, size, and transportation impacts.</p>	<p><u>or more units and shall not be permitted until fifty (50) percent or more of the dwelling units are completed, unless otherwise approved by the Planning and Development Division Manager. Any uses like or similar uses must be approved by the Planning and Development Division Manager.</u></p> <p>(c) Location. <u>In office developments, a</u> Accessory uses shall be included as tenants within a principal office building and shall not be permitted to occupy separate buildings. <u>In multiple-family developments, accessory uses may be located at the edge of the complex to serve residents provided that they are clearly subordinate and ancillary to the primary use.</u></p> <p>(d) Floor area permitted. Accessory uses shall not occupy more than twenty (20) percent of the floor area of any building.</p> <p>(e) Other restrictions. No display of advertising signs or merchandise which is visible from outside the building or an individual outside entrance shall be permitted for any accessory use.</p> <p>(e) Accessory uses as described above are permitted in the following zones:</p> <ul style="list-style-type: none"> (1) OP Office District (2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts <p>(f) The determination of whether a use is accessory shall be made by the Development Services Director based on the intended use, size, and transportation impacts.</p>
42.	Added exemption for accessory structures that are architecturally consistent to exceed fifty (50) percent of the living area of the principal building on A-1	<p>30.6.1.2. Accessory buildings and uses in residential areas.</p> <p>(a) When an accessory building is attached to a main building by a breezeway, passage, or otherwise, it shall comply with dimensional requirements of the main building.</p> <p>(b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory.</p> <p>(c) In any residential area, no livestock or fowl, other than backyard chickens in compliance with Section 30.6.19, may be housed or pastured closer than one hundred fifty (150) feet to any lot line nor may any commercial production of any stock, animal, or fowl be permitted.</p>	<p>30.6.1.2. Accessory buildings and uses in residential areas.</p> <p>(a) When an accessory building is attached to a main building by a breezeway, passage, or otherwise, it shall comply with dimensional requirements of the main building.</p> <p>(b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory.</p> <p>(c) In any residential area, no livestock or fowl, other than backyard chickens in compliance with Section 30.6.19, may be housed or pastured closer than one hundred fifty (150) feet to any lot line nor may any commercial production of any stock, animal, or fowl be permitted.</p> <p>(d) In the case of double frontage lots and where there is a conforming six (6) foot high minimum solid fence or wall to the rear of the property and in the case of detached accessory structures under two hundred (200) square feet in size and</p>

#	Subject and purpose	Old text/ location	New text/ location
	<p>properties that exceed 3 acres of total area.</p> <p>Allow accessory structures that are architecturally consistent to be maximum height allowed in zoning district.</p>	<p>(d) In the case of double frontage lots and where there is a conforming six (6) foot high minimum solid fence or wall to the rear of the property and in the case of detached accessory structures under two hundred (200) square feet in size and under twelve (12) feet in height, there shall be a minimum ten (10) feet rear yard setback. Specific to RC-1: Any structure used to stable horses shall maintain a minimum setback of fifty (50) feet from property lines and a minimum setback of one hundred (100) feet from any residential structure on an adjacent lot or parcel.</p> <p>(e) Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts. A screened pool structure height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.</p> <p>(f) An accessory building or structure greater than 200 square feet and twelve (12) feet in height shall comply with the following architectural standards unless located in the A-1, A-3, A-5, and A-10 zoning districts and used for agricultural purposes such as a livestock barn or stable: the exterior and roof (if any) shall be comprised of materials commonly used throughout Seminole County in single family residential construction, such as stucco, brick, vinyl, aluminum or wood for the siding or walls and shingles, tiles or corrugated metal for the roof. Accessory Dwelling Units must conform with Section 30.6.1.3 of this Part.</p>	<p>under twelve (12) feet in height, there shall be a minimum ten (10) feet rear yard setback. Specific to RC-1: Any structure used to stable horses shall maintain a minimum setback of fifty (50) feet from property lines and a minimum setback of one hundred (100) feet from any residential structure on an adjacent lot or parcel.</p> <p>(e) Accessory buildings shall not exceed the height limitations of the underlying zoning district. principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. When the height of an accessory structure exceeds the height of the principal structure, the structures shall be architecturally compatible. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. This provision does <u>These provisions do</u> not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts, or properties zoned A-1 that exceed three (3) acres in total area and the accessory structure is architecturally compatible. A screened pool structure height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.</p> <p>(f) An accessory building or structure greater than 200 square feet and twelve (12) feet in height shall comply with the following architectural standards unless located in the A-1, A-3, A-5, and A-10 zoning districts and used for agricultural purposes such as a livestock barn or stable: the exterior and roof (if any) shall be comprised of materials commonly used throughout Seminole County in single family residential construction, such as stucco, brick, vinyl, aluminum or wood for the siding or walls and shingles, tiles or corrugated metal for the roof. Accessory Dwelling Units must conform with Section 30.6.1.3 of this Part.</p>
43.		<p>30.6.1.3 Accessory Dwelling Units.</p> <p>(a) Accessory Dwelling Units Generally.</p>	<p>30.6.1.3 Accessory Dwelling Units.</p> <p>(a) Accessory Dwelling Units Generally.</p>

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	<p>Removed requirement that structures converted into ADUs be at least two hundred eighty-five (285) percent of the size of the original unit.</p> <p>Removed reference to 5.19 (administrative adjustments) since maximum</p>	<p>(1) It is the purpose of this Section to allow accessory dwelling units (ADUs), as defined in Section 2.3, with appropriate regulations, in all Single Family, Agricultural, and Rural Districts; and in Planned Developments which are approved for single family use. It is also the purpose of this Section to create a regulatory framework that encourages the development of ADUs that are rented on the local housing market to residents of unincorporated Seminole County. The County adopts the view of the Florida Legislature as stated in section 163.31771, Florida Statutes, pertaining to the need to encourage the permitting of ADUs in single family residential areas in order to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons.</p> <p>(2) On any lot or parcel containing an ADU, either the principal dwelling or the ADU shall be occupied by the owner of the property. ADUs shall not be subdivided or otherwise conveyed into separate ownership from the principal dwelling. ADUs shall be rented or leased for a minimum period of thirty (30) days.</p> <p>(3) An existing home may be utilized as an ADU upon construction of an additional unit at least two hundred eighty-five (285) percent of the size of the original unit. Except as authorized under Section 5.19(b), an existing structure to be converted to an ADU may be no larger than 1,000 square feet.</p> <p>(4) The provisions of this Section permitting ADUs do not authorize persons to violate applicable restrictive covenants or homeowner association rules and regulations. The County does not police or</p>	<p>(1) It is the purpose of this Section to allow accessory dwelling units (ADUs), as defined in Section 2.3, with appropriate regulations, in all Single Family, Agricultural, and Rural Districts; and in Planned Developments which are approved for single family use. It is also the purpose of this Section to create a regulatory framework that encourages the development of ADUs that are rented on the local housing market to residents of unincorporated Seminole County. The County adopts the view of the Florida Legislature as stated in section 163.31771, Florida Statutes, pertaining to the need to encourage the permitting of ADUs in single family residential areas in order to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons.</p> <p>(2) On any lot or parcel containing an ADU, either the principal dwelling or the ADU shall be occupied by the owner of the property. ADUs shall not be subdivided or otherwise conveyed into separate ownership from the principal dwelling. ADUs shall be rented or leased for a minimum period of thirty (30) days notwithstanding section 509.032(7)(b), Florida Statutes.</p> <p>(3) An existing home may be utilized as an ADU upon construction of an additional unit as long as the converted structure meets the size criteria of this section. at least two hundred eighty-five (285) percent of the size of the original unit. Except as authorized under Section 5.19(b), an existing structure to be converted to an ADU may be no larger than 1,000 square feet.</p> <p>(4) The provisions of this Section permitting ADUs do not authorize persons to violate applicable restrictive covenants or homeowner association rules and regulations. The County does not police or enforce private restrictive covenants or homeowner association rules and regulations. Persons obtaining approval for ADUs are solely responsible for compliance with all applicable restrictive covenants and homeowner association rules and regulations.</p> <p>(5) ADUs shall not be permitted in association with nonconforming residential development in the Industrial, Commercial, Office, and</p>
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#	Subject and purpose	Old text/ location	New text/ location
	<p>allowed ADU size is increasing to the previously allowed size through the adjustment.</p> <p>Removed restriction for ADU parking in rear of property.</p> <p>Increased maximum allowed ADU size in R districts from 1000 sq ft to 1100 sq ft.</p> <p>Increased maximum allowed ADU size in A-3, A-5, A-10 from 1000 sq ft to 1600 sq ft.</p> <p>Increased maximum ADU size in all districts from</p>	<p>enforce private restrictive covenants or homeowner association rules and regulations. Persons obtaining approval for ADUs are solely responsible for compliance with all applicable restrictive covenants and homeowner association rules and regulations.</p> <p>(5) ADUs shall not be permitted in association with nonconforming residential development in the Industrial, Commercial, Office, and Higher Intensity Planned Development (HIP) future land use designations.</p> <p>(6) The Board of Adjustment shall not consider variances related to ADU size, or minimum area and width of any lot where an ADU is proposed.</p> <p>(7) A minimum of one (1) off-street parking space shall be provided for the ADU, located on the same lot or parcel and served by the same driveway as the principal dwelling unit. This space shall be paved or covered with a stabilized surface acceptable to the County Engineer. No ADU parking space shall be located within a required buffer or setback area, or to the rear of the unit.</p> <p>(8) Impact Fees.</p> <p>a. If used for affordable rental purposes, impact fees for an ADU shall be waived or reduced as dictated by the adopted Impact Fee Rates/Schedule. An application for a building permit to construct an affordable rental must include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons. Seminole County will require deed restrictions or other agreements as</p>	<p>Higher Intensity Planned Development (HIP) future land use designations.</p> <p>(6) An accessory dwelling unit shall not exceed fifty (50) percent of the living area of the principal dwelling unit, or 1,100 square feet, whichever is less. There shall be a maximum of one (1) accessory dwelling unit per single family lot or parcel. Within the A-3, A-5, and A-10 zoning Districts, and properties zoned A-1 that exceed three (3) acres in total area, the accessory dwelling unit shall not exceed fifty (50) percent of the living area of the principal dwelling unit, or 1,600 square feet, whichever is less. Regardless of principal dwelling unit area, the accessory dwelling unit may be 700 square feet in all zoning districts that allow accessory dwelling units. The Board of Adjustment shall not consider variances <u>Variances</u> related to ADU size, or minimum area and width of any lot where an ADU is proposed are not permitted.</p> <p>(7) A minimum of one (1) off-street parking space shall be provided for the ADU, located on the same lot or parcel and served by the same driveway as the principal dwelling unit. This space shall be paved or covered with a stabilized surface acceptable to the County Engineer. No ADU parking space shall be located within a required buffer or setback area, or to the rear of the unit.</p> <p>(8) Impact Fees.</p> <p>a. If used for affordable rental purposes, impact fees for an ADU shall be waived or reduced as dictated by the adopted Impact Fee Rates/Schedule. An application for a building permit to construct an affordable rental must include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons. Seminole County will require deed restrictions or other agreements as necessary to ensure that the ADU is used for affordable housing purposes.</p> <p>b. If an ADU is not used for affordable rental purposes or the application does not include an affidavit which attests to the</p>

#	Subject and purpose	Old text/ location	New text/ location
	<p>35% of the gross floor area to 50% of the living area of the principal dwelling unit.</p> <p>Allow all ADUs in all districts were permitted to be 700 sq ft, regardless of principal dwelling unit size.</p>	<p>necessary to ensure that the ADU is used for affordable housing purposes.</p> <p>b. If an ADU is not used for affordable rental purposes or the application does not include an affidavit which attests to the ADU as an affordable rental, impact fees will be assessed as dictated in the Seminole County Impact Fee Rate Schedule.</p> <p>(b) Accessory Dwelling Units in A-3, A-5, and A-10.</p> <p>(1) ADUs in A-3, A-5, and A-10 shall be permitted by right subject to the following requirements:</p> <p>a. No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot;</p> <p>b. Except as provided in Section 5.19(b), total floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the main residence; or one thousand (1,000) square feet, whichever is less;</p> <p>i. A manufactured home, as defined in Section 2.3, may be permitted as an ADU on property where the principal structure is also a manufactured home.</p> <p>ii. The moving hitch, wheels, axles, and transporting lights shall be removed from a manufactured dwelling unit and skirting shall be placed around the base, in compliance with any regulations of the</p>	<p>ADU as an affordable rental, impact fees will be assessed as dictated in the Seminole County Impact Fee Rate Schedule.</p> <p>(b) Accessory Dwelling Units in A-3, A-5, and A-10.</p> <p>(1) ADUs in A-3, A-5, and A-10 shall be permitted by right subject to the following requirements:</p> <p>a. No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot;</p> <p>b. Except as provided in Section 5.19(b), Total floor area of the accessory dwelling unit shall not exceed thirty-five (35) fifty (50) percent of the gross floor living area of the main residence; or one thousand (1,000) 1,600 square feet square feet, whichever is less; regardless of principal dwelling unit area, the accessory dwelling unit may be 700 square.</p> <p>i. A manufactured home, as defined in Section 2.3, may be permitted as an ADU on property where the principal structure is also a manufactured home.</p> <p>ii. The moving hitch, wheels, axles, and transporting lights shall be removed from a manufactured dwelling unit and skirting shall be placed around the base, in compliance with any regulations of the National Flood Insurance Program, to ensure neighborhood compatibility.</p> <p>c. If located in a detached structure, the accessory dwelling unit shall maintain the same front setback as the main structure and not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line.</p> <p>(c) Accessory Dwelling Units in Other Districts.</p> <p>(1) ADUs shall be permitted in all R-1 Districts, RC-1, and A-1, subject to administrative approval by the Planning Manager. In addition, ADUs shall be permitted in the PD zoning district, subject to administrative approval</p>

#	Subject and purpose	Old text/ location	New text/ location
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		<p>National Flood Insurance Program, to ensure neighborhood compatibility.</p> <p>c. If located in a detached structure, the accessory dwelling unit shall maintain the same front setback as the main structure and not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line.</p> <p>(c) Accessory Dwelling Units in Other Districts.</p> <p>(1) ADUs shall be permitted in all R-1 Districts, RC-1, and A-1, subject to administrative approval by the Planning Manager. In addition, ADUs shall be permitted in the PD zoning district, subject to administrative approval by the Planning Manager, on lots designated for single family residential use, having a minimum lot area of five thousand (5,000) square feet and fifty (50) feet in width.</p> <p>(2) An ADU shall be architecturally compatible with the principal dwelling unit and subject to the same building code requirements. The following criteria shall be met, as applicable:</p> <p>a. The ADU must have a complementary appearance to that of the principal structure. This may be achieved through use of the same natural materials used to construct the primary structure such as wood, stone, and/or manufactured products such as brick, stucco, or decorative concrete block. Also, architectural elements such as awnings, parapets, decorative molding, and windows</p>	<p>by the Planning Manager, on lots designated for single family residential use, having a minimum lot area of five thousand (5,000) square feet and fifty (50) feet in width.</p> <p>(2) An ADU shall be architecturally compatible with the principal dwelling unit and subject to the same building code requirements. The following criteria shall be met, as applicable:</p> <p>a. The ADU must have a complementary appearance to that of the principal structure. This may be achieved through use of the same natural materials used to construct the primary structure such as wood, stone, and/or manufactured products such as brick, stucco, or decorative concrete block. Also, architectural elements such as awnings, parapets, decorative molding, and windows may be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and an ADU.</p> <p>b. Building elevations shall be provided for review prior to issuance of permits.</p> <p>(c)(d) Impervious coverage for any lot or parcel wherein an ADU is constructed shall not exceed the following limits:</p> <table border="1" data-bbox="1186 1023 1858 1494"> <thead> <tr> <th>Zoning District</th> <th>Maximum Impervious Coverage*</th> </tr> </thead> <tbody> <tr> <td>RC-1, A-1</td> <td>30%</td> </tr> <tr> <td>R-1BB</td> <td>65%</td> </tr> <tr> <td>R-1B</td> <td>60%</td> </tr> <tr> <td>R-1</td> <td>50%</td> </tr> </tbody> </table>	Zoning District	Maximum Impervious Coverage*	RC-1, A-1	30%	R-1BB	65%	R-1B	60%	R-1	50%
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		<p>may be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and an ADU.</p> <p>b. Building elevations shall be provided for review prior to issuance of permits.</p> <p>(3) Impervious coverage for any lot or parcel wherein an ADU is constructed shall not exceed the following limits:</p> <table border="1" data-bbox="464 532 1073 1487"> <thead> <tr> <th data-bbox="464 532 682 651">Zoning District</th> <th data-bbox="682 532 1073 651">Maximum Impervious Coverage*</th> </tr> </thead> <tbody> <tr> <td data-bbox="464 651 682 743">RC-1, A-1</td> <td data-bbox="682 651 1073 743">30%</td> </tr> <tr> <td data-bbox="464 743 682 836">R-1BB</td> <td data-bbox="682 743 1073 836">65%</td> </tr> <tr> <td data-bbox="464 836 682 928">R-1B</td> <td data-bbox="682 836 1073 928">60%</td> </tr> <tr> <td data-bbox="464 928 682 1021">R-1</td> <td data-bbox="682 928 1073 1021">50%</td> </tr> <tr> <td data-bbox="464 1021 682 1114">R-1A</td> <td data-bbox="682 1021 1073 1114">40%</td> </tr> <tr> <td data-bbox="464 1114 682 1206">R-1AA</td> <td data-bbox="682 1114 1073 1206">40%</td> </tr> <tr> <td data-bbox="464 1206 682 1299">R-1AAA</td> <td data-bbox="682 1206 1073 1299">40%</td> </tr> <tr> <td data-bbox="464 1299 682 1391">R-1AAAA</td> <td data-bbox="682 1299 1073 1391">30%</td> </tr> <tr> <td data-bbox="464 1391 682 1487">PD</td> <td data-bbox="682 1391 1073 1487">**</td> </tr> </tbody> </table>	Zoning District	Maximum Impervious Coverage*	RC-1, A-1	30%	R-1BB	65%	R-1B	60%	R-1	50%	R-1A	40%	R-1AA	40%	R-1AAA	40%	R-1AAAA	30%	PD	**	<table border="1" data-bbox="1186 204 1856 678"> <tbody> <tr> <td data-bbox="1186 204 1415 297">R-1A</td> <td data-bbox="1415 204 1856 297">40%</td> </tr> <tr> <td data-bbox="1186 297 1415 389">R-1AA</td> <td data-bbox="1415 297 1856 389">40%</td> </tr> <tr> <td data-bbox="1186 389 1415 482">R-1AAA</td> <td data-bbox="1415 389 1856 482">40%</td> </tr> <tr> <td data-bbox="1186 482 1415 574">R-1AAAA</td> <td data-bbox="1415 482 1856 574">30%</td> </tr> <tr> <td data-bbox="1186 574 1415 678">PD</td> <td data-bbox="1415 574 1856 678">**</td> </tr> </tbody> </table> <p data-bbox="1186 678 1856 943">*The per-lot impervious coverage provided for by the approved Master Stormwater Management System Design (excludes Planned Developments). **The per-lot impervious coverage provided for by the approved Master Stormwater Management System Design for the Planned Development.</p>	R-1A	40%	R-1AA	40%	R-1AAA	40%	R-1AAAA	30%	PD	**
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		<p>*The per-lot impervious coverage provided for by the approved Master Stormwater Management System Design (excludes Planned Developments).</p> <p>**The per-lot impervious coverage provided for by the approved Master Stormwater Management System Design for the Planned Development.</p>	
44.	<p>Clarified what is considered an “entrance” when measuring the distance between the entrance of an alcoholic beverage establishment and a school.</p> <p>Removed separation requirements from alcoholic beverage establishment to houses of worship, like establishments, and residential properties.</p>	<p>Sec. 30.6.6. - Alcoholic beverage establishments</p> <p>30.6.6.1 Approvals on state alcoholic beverage licenses.</p> <p>(a) Whenever any approval, consent, authorization, or similar request is made by an applicant, agency, property owner, or any other person or entity relative to the appropriateness, land use or zoning consistency or conformity, or other similar action pertaining to location or siting of a business, person or entity distributing, selling, or bartering any alcoholic beverages; an application for the requested action shall be made on a form prescribed by the planning office which form shall, at a minimum, describe the uses which will occur on the property.</p> <p>(b) To implement approval of the requested action, a development order shall be issued in accordance with this Code in a manner and form that provides that the uses identified on the application shall be uses to which the property shall be limited and that the provisions of the development order shall run with and burden the property.</p> <p>30.6.6.2 Performance standards.</p> <p>(a) Definitions. For the purpose of this Section, the following definitions shall apply:</p> <p>(1) Bona fide restaurant. An establishment where a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages. The determination of whether an</p>	<p>Sec. 30.6.6. - Alcoholic beverage establishments</p> <p>30.6.6.1 Approvals on state alcoholic beverage licenses.</p> <p>(a) Whenever any approval, consent, authorization, or similar request is made by an applicant, agency, property owner, or any other person or entity relative to the appropriateness, land use or zoning consistency or conformity, or other similar action pertaining to location or siting of a business, person or entity distributing, selling, or bartering any alcoholic beverages; an application for the requested action shall be made on a form prescribed by the planning office Planning and Development Division, which form shall, at a minimum, describe the uses which will occur on the property.</p> <p>(b) To implement approval of the requested action, a development order shall be issued in accordance with this Code in a manner and form that provides that the uses identified on the application shall be uses to which the property shall be limited and that the provisions of the development order shall run with and burden the property.</p> <p>30.6.6.2 Performance standards.</p> <p>(a) Definitions. For the purpose of this Section, the following definitions shall apply:</p> <p>(1) Bona fide restaurant. An establishment where a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages. The determination of whether an establishment is a bona fide restaurant shall be made by the Planning Manager.</p> <p>(2) Incidental sales. In the case of an establishment selling groceries and household dry goods, if the floor area for the sale of alcoholic beverages does not exceed ten (10) percent of the net sales floor area the sales from alcoholic beverages shall be deemed incidental. In the case of a</p>

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	<p>Decreased the separation requirement between alcoholic beverage establishments and schools from 1000 feet to 500 feet, to be consistent with state statutes.</p> <p>Revised the method of calculating measurement from lot line to actual entrance of the building.</p> <p>Removed buffering requirement for alcoholic</p>	<p>establishment is a bona fide restaurant shall be made by the Planning Manager.</p> <p>(2) Incidental sales. In the case of an establishment selling groceries and household dry goods, if the floor area for the sale of alcoholic beverages does not exceed ten (10) percent of the net sales floor area the sales from alcoholic beverages shall be deemed incidental. In the case of a bona fide restaurant, if a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages, the sales from alcoholic beverages shall be deemed incidental.</p> <p>(b) Special exception required. Any establishment selling alcoholic beverages, where the sale of alcoholic beverages is not incidental to other products offered for sale, either for on-premise or off-premise consumption, must apply for and be granted a special exception by the Board of County Commissioners before selling alcoholic beverages. The Board of County Commissioners may also grant a special exception to allow a bona fide restaurant, located within one thousand (1,000) feet of a church or school, to serve alcoholic beverages with meals. Said special exception may only be granted in those zoning classifications that allow alcoholic beverage establishments as a conditional use.</p> <p>(c) Landscaping and buffer requirements. On property where an on-premise consumption alcoholic beverage establishment is the sole use of the development site, the opacity of all required buffers under Section 30.14.7 shall be increased by 0.2. However, this requirement shall not apply to on-premise alcoholic beverage establishments that are part of a planned shopping center unless the Board of County Commissioners finds that off-site impacts require such additional buffering.</p>	<p>bona fide restaurant, if a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages, the sales from alcoholic beverages shall be deemed incidental.</p> <p>(b) Special exception required. Any establishment selling alcoholic beverages, where the sale of alcoholic beverages is not incidental to other products offered for sale, either for on-premise or off-premise consumption, must apply for and be granted a special exception by the Board of County Commissioners before selling alcoholic beverages. The Board of County Commissioners may also grant a special exception to allow a bona fide restaurant, located within one thousand (1,000) five hundred (500) feet of a church or school, to serve alcoholic beverages with meals. Said special exception may only be granted in those zoning classifications that allow alcoholic beverage establishments as a conditional use.</p> <p>(c) Landscaping and buffering ing shall be consistent with requirements. On property where an on-premise consumption alcoholic beverage establishment is the sole use of the development site, the opacity of all required buffers under Section 30.14.5 30.14.7 shall be increased by 0.2. However, this requirement shall not apply to on-premise alcoholic beverage establishments that are part of a planned shopping center unless the Board of County Commissioners finds that off-site impacts require such additional buffering.</p> <p>(d) Separation requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain a five hundred (500) foot separation from the nearest entrance of any public, private or parochial school. The five (500) foot separation shall be measured from the entrance of the alcoholic beverage establishment to the nearest entrance of the school. The entrance is considered to be any point of access to the building intended for use by the public, customers, students or visitors. the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(1) Houses of Worship. No closer than one thousand (1,000) feet measured along the shortest possible line tying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the house of worship.</p>
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	<p>beverage establishment . They will still adhere to standard requirements in Ch 30 part 14.</p>	<p>(d) Separation requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(1) Houses of Worship. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the house of worship.</p> <p>(2) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverages establishment to the nearest lot line of the school.</p> <p>(3) Residential properties. No closer than the following; provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:</p> <ul style="list-style-type: none"> a. Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation. b. One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation. 	<p>(2) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverages establishment to the nearest lot line of the school.</p> <p>(3) Residential properties. No closer than the following; provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:</p> <ul style="list-style-type: none"> a. Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation. b. One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation. <p>(4) Like establishments. Alcoholic beverage establishments that are not part of a planned shopping center shall not be located nearer than five hundred (500) feet from a like establishment. For example, no cocktail lounge may be located within five hundred (500) feet from another cocktail lounge. Measurement shall be between building entrances along the shortest possible line lying entirely within public rights-of-way.</p>
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		<p>(4) Like establishments. Alcoholic beverage establishments that are not part of a planned shopping center shall not be located nearer than five hundred (500) feet from a like establishment. For example, no cocktail lounge may be located within five hundred (500) feet from another cocktail lounge. Measurement shall be between building entrances along the shortest possible line lying entirely within public rights-of-way.</p>	
45.		<p>Sec. 30.6.7. - Communication antennas/towers. .. 30.6.7.3 Performance standards. (b) Minimum Separation From Off-Site Uses/Designated Areas.</p> <p>(1) Communication tower separation shall be measured from the outer extremity of the base of the tower to the closest property line of the off-site use as specified in Table 1 below.</p> <p>(2) Separation requirements for communication towers shall comply with the minimum standards established in Table 1 below unless otherwise provided.</p> <p>(3) Reduced separation distances may be reduced by the Planning Manager when written consent as set forth in a recordable instrument is obtained from all property owners within the applicable separation distance.</p> <p>(4) Separation distances may be decreased or increased by the Board of Adjustment in accordance with the procedural requirements for variances as set forth in this Code and the substantive determinations as set forth in Table 1 below, when considering whether to approve a special exception, if competent substantial evidence is presented</p>	<p>Sec. 30.6.7. - Communication antennas/towers. ... 30.6.7.3 Performance standards. (b) Minimum Separation From Off-Site Uses/Designated Areas.</p> <p>(1) Communication tower separation shall be measured from the outer extremity of the base of the tower to the closest property line of the off-site use as specified in Table 1 below.</p> <p>(2) Separation requirements for communication towers shall comply with the minimum standards established in Table 1 below unless otherwise provided.</p> <p>(3) Reduced separation distances may be reduced by the Planning Manager when written consent as set forth in a recordable instrument is obtained from all property owners within the applicable separation distance.</p> <p>(4) Separation distances may be decreased or increased by the Board of Adjustment <u>Adjustment County Commissioners. The requirements to obtain a separation decrease are set forth in Table 1 below, in accordance with the procedural requirements for variances as set forth in this Code and the substantive determinations as set forth in Table 1 below, when considering whether to approve a special exception, if competent substantial evidence is presented demonstrating unique planning considerations and compatibility impacts:</u></p> <p>Note: See Ordinance for TABLE 1 MINIMUM SEPARATION FROM OTHER USES</p> <p>(c) Separation Distances Between Communication Towers.</p>

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		<p>demonstrating unique planning considerations and compatibility impacts.</p> <p>Note: See Ordinance for TABLE 1 MINIMUM SEPARATION FROM OTHER USES</p> <p>(c) Separation Distances Between Communication Towers.</p> <p>(1) Separation distances between communication towers shall be measured between the communication tower proposed for approval and those towers that are permitted or existing.</p> <p>(2) The separation distances shall be measured by drawing or following a straight line between the GPS coordinate of the center of the existing or permitted communication tower and the proposed GPS coordinate of the center of the proposed communication tower as depicted on a site plan of the proposed tower.</p> <p>(3) The separation distances, listed in linear feet, shall be as set forth in Table 2 below:</p> <p>Note: See Ordinance for TABLE 2 SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS</p> <p>(4) A variance from the minimum separation distances between communication towers as set forth in Table 2 may be granted when two (2) or more communication tower owners or operators agree to collocate their communication antennas on the same communication tower and upon findings being made that the aesthetic impacts of the tower are enhanced, that compatibility with abutting property owners is maintained, and the approval of the tower would be consistent with and further the provisions of Section 30.6.7.1. The standard relative to variances as otherwise set forth in this Code may be considered in determining whether to approve a</p>	<p>(1) Separation distances between communication towers shall be measured between the communication tower proposed for approval and those towers that are permitted or existing.</p> <p>(2) The separation distances shall be measured by drawing or following a straight line between the GPS coordinate of the center of the existing or permitted communication tower and the proposed GPS coordinate of the center of the proposed communication tower as depicted on a site plan of the proposed tower.</p> <p>(3) The separation distances, listed in linear feet, shall be as set forth in Table 2 below:</p> <p>Note: See Ordinance for TABLE 2 SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS</p> <p>(4) Minimum separation distances between communication towers, as set forth in Table 2, may be decreased. A variance from the minimum separation distances between communication towers as set forth in Table 2 may be granted when two (2) or more communication tower owners or operators agree to collocate their communication antennas on the same communication tower and upon findings being made that the aesthetic impacts of the tower are enhanced, mitigated, that compatibility with abutting property owners is maintained, and the approval of the proposed tower would be is consistent with and furthers the provisions of Section 30.6.7.1. The standard relative to variances as otherwise set forth in this Code may be considered in determining whether to approve a variance hereunder, but shall not be determinative as to whether the variance may be granted.</p>
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		variance hereunder, but shall not be determinative as to whether the variance may be granted.	
46.		30.6.7.4 Design criteria. (a) Illumination. Communication towers shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration (FAA)	30.6.7.4 Design criteria. (a) Illumination. Communication towers shall not be artificially lighted <u>lit</u> except to assure <u>ensure</u> human safety or as required by the Federal Aviation Administration (FAA)
47.		30.6.7.5 Abandonment. ... the three hundred sixty (360) day period as set forth in this Section, the special exception and/or variance for the tower shall automatically expire. (d) Each owner/operator of a communication tower shall post a surety bond, or other instrument or guarantee of a form acceptable to the County Attorney, with the Planning Manager in favor of the County in an amount found by the Planning Manager to be reasonably necessary to remove the communication tower in the event of abandonment. The Planning Manager is hereby granted authority to establish this amount based on policy guidelines adopted by the Board of County Commissioners. The contents of such bond shall include or the bond shall be accompanied by a contingent right of entry which runs with the land to authorize entry upon the property in the event that it is necessary to remove the abandoned tower.	30.6.7.5 Abandonment. ... (d) Each owner/operator of a communication tower shall post a surety bond, or other instrument or guarantee of a form acceptable to the County Attorney, with the Planning Manager in favor of the County in an amount, as estimated by the owner/operator's engineering consultant, to found by the Planning Manager to be reasonably necessary that includes all work necessary to remove the communication tower and return the site to the condition it existed prior to the placement of the communication tower on the site in the event of abandonment. The County Engineer shall review the bond estimate provided by the owner/operator to determine whether or not the amount of the bond is sufficient to cover the work required and either approve or require the owner/operator to revise the estimate. Planning Manager is hereby granted authority to establish this amount based on policy guidelines adopted by the Board of County Commissioners. The contents of such bond shall include, or the bond shall be accompanied by, a contingent right of entry in favor of the County which that runs with the land to authorize <u>authorizing</u> entry upon the property in the event that it is necessary to remove the abandoned tower.
48.		30.6.7.7 Collocation of communication tower antennas. (a) General policy relating to collocation. To minimize adverse visual impacts associated with the proliferation and clustering of communication towers, collocation of communication antennas by more than one (1) carrier on existing or new communication towers is encouraged. Additional communication antennas proposed on existing Communication Towers are permitted uses and may collocate onto existing communication towers if they satisfy	30.6.7.7 Collocation of communication tower antennas. (a) General policy relating to collocation. To minimize adverse visual impacts associated with the proliferation and clustering of communication towers, collocation of communication antennas by more than one (1) carrier on existing or new communication towers is encouraged. Additional communication antennas proposed on existing Communication Towers are permitted uses and may collocate onto existing communication towers if they satisfy the requirements of this Section and no special exception is required. If collocation requires utilization of real property for construction of ancillary facilities such as

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	<p>Remove requirement for proposed collocations to be advertised in the newspaper.</p>	<p>the requirements of this Section and no special exception is required.</p> <p>(b) Procedure for administrative granting of special exceptions. If co-location requires utilization of real property for construction of ancillary facilities such as equipment rooms, which uses were not permitted under the applicable zoning code and which uses are expressly prohibited by prior special exceptions, then such ancillary facilities such as equipment rooms shall not be deemed a permitted use as a matter of right under this Section unless and until a special exception is issued pursuant to the provisions of this subsection.</p> <p>(1) The Planning Manager, after consultation with the applicant, shall determine in conjunction with the Development Services Director, consistent with sound and generally accepted planning and land use principles, whether co-location of ancillary equipment, such as equipment room, in support of co-located communication antennae are appropriate and meet the criteria of this Section.</p> <p>(2) Upon a determination that the collocation of ancillary facilities, including equipment rooms, is appropriate for a parcel, the Planning cause a "Notice of Intent to Allow Co-Location of Communication Tower Ancillary Facilities, Including Equipment Rooms" to be published in a newspaper of general circulation. The Notice shall, at a minimum, state the address of the real property and the proposed use. The Notice shall further state that any person objecting to the use of the property as described must file a notice of objection with the Planning Division within fifteen (15) days of the publication.</p>	<p>equipment rooms, which uses are expressly prohibited by existing special exceptions, then an amendment to the special exception shall be required.</p> <p>(b) Procedure for administrative granting of special exceptions collocation. If co-location requires utilization of real property for construction of ancillary facilities such as equipment rooms, which uses were not permitted under the applicable zoning code and which uses are expressly prohibited by prior special exceptions, then such ancillary facilities such as equipment rooms shall not be deemed a permitted use as a matter of right under this Section unless and until a special exception is issued pursuant to the provisions of this subsection:</p> <p>(1) The Planning <u>Division</u> Manager, after consultation with the applicant, shall determine in conjunction with the Development Services Director, consistent with sound and generally accepted planning and land use principles, whether co-location of ancillary equipment, such as equipment room, in support of co-located communication antennae are appropriate and meet the criteria of this Section.</p> <p>(2) Upon a determination that the collocation of ancillary facilities, including equipment rooms, is appropriate for a parcel, the Planning <u>Division</u> Manager shall <u>allow the co-location of Communication Tower ancillary structures (including equipment rooms) as proposed.</u> cause a "Notice of Intent to Allow Co-Location of Communication Tower Ancillary Facilities, Including Equipment Rooms" to be published in a newspaper of general circulation. The Notice shall, at a minimum, state the address of the real property and the proposed use. The Notice shall further state that any person objecting to the use of the property as described must file a notice of objection with the Planning Division within fifteen (15) days of the publication.</p> <p>(3) Upon a determination that collocation of Communication Tower ancillary facilities (including equipment rooms) is not appropriate for the subject property, the applicant may appeal said decision the Board of County Commissioners by filing a notice of appeal with the Planning Division within fifteen (15) days of the rendering of the decision. The Planning Division shall schedule the appeal before the Board. The Board may approve or deny the co-location.</p>
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		<p>(3) Upon a determination that collocation of Communication Tower ancillary facilities (including equipment rooms) is not appropriate for the subject property, the applicant may appeal said decision the Board of County Commissioners by filing a notice of appeal with the Planning Division within fifteen (15) days of the rendering of the decision. The Planning Division shall schedule the appeal before the Board. The Board may approve or deny the co-location.</p> <p>(4) If the Planning Division receives no objections to the Notice, in his or her sole discretion, then the Planning Manager shall allow the co-location of Communication Tower ancillary structures (including equipment rooms) as proposed.</p> <p>(5) The Development Services Director shall issue a development order or denial development order consistent with the determination made under this Section.</p> <p>(c) Type of construction. A communication tower that is modified or reconstructed to accommodate the co-location of an additional communication antenna shall be of the same tower type or a lesser impact tower type, as determined by the Planning Manager based upon the intent of Sections 30.6.7.1 through 30.6.7.9 and sound and generally acceptable planning practices and principles, as the existing communication tower.</p> <p>(d) Height. An existing communication tower may be modified or rebuilt to a taller height, not to exceed twenty (20) feet over the tower's existing height, to accommodate the collocation of an additional communication antenna. Such a height increase may only occur one (1) time per communication tower and may be allowed for those sites, which obtained previous special exception approval. The additional height authorized herein shall not require an</p>	<p>(4) If the Planning Division receives no objections to the Notice, in his or her sole discretion, then the Planning Manager shall allow the co-location of Communication Tower ancillary structures (including equipment rooms) as proposed.</p> <p>(5) The Development Services Director Planning Division Manager shall issue a development order or denial development order consistent with the determination made under this Section.</p> <p>(c) Type of construction. A communication tower that is modified or reconstructed to accommodate the co-location of an additional communication antenna shall be of the same tower type or a lesser impact tower type, as determined by the Planning Manager based upon the intent of Sections 30.6.7.1 through 30.6.7.9 and sound and generally acceptable planning practices and principles, as the existing communication tower.</p> <p>(d) Height. An existing communication tower may be modified or rebuilt to a taller height, not to exceed twenty (20) feet over the tower's existing height, to accommodate the collocation of an additional communication antenna. Such a height increase may only occur one (1) time per communication tower and may be allowed for those sites, which obtained previous special exception approval. The additional height authorized herein shall not require an additional distance separation as described in Table 1, Section 30.6.7.3(b). The communication tower's pre-modification height shall be used to calculate such distance separations.</p> <p>(e) Site location. A communication tower that is being rebuilt to accommodate the collocation of an additional communication antenna may be moved on the site to an area located within fifty (50) feet of its existing location and may also be relocated, with the approval of the Planning Manager based upon sound planning and land use principles and upon a finding that such approval would be consistent with and further the intent of this Code, in the same manner on a site which received a previous special exception notwithstanding any condition of approval relating to the grant of the special exception. After a communication tower is rebuilt to accommodate collocation, only one (1) tower may remain on the site. A communication tower relocated on a site shall continue to be measured from the original tower location for purposes of calculating separation distances between communication towers. A communication tower that has</p>
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	<p>Remove the requirement for communication companies to file a 10-year master plan of existing and proposed communication towers. The County does not track these and is not the regulating body to do so.</p>	<p>additional distance separation as described in Table 1, Section 30.6.7.3(b). The communication tower's pre-modification height shall be used to calculate such distance separations.</p> <p>(e) Site location. A communication tower that is being rebuilt to accommodate the collocation of an additional communication antenna may be moved on the site to an area located within fifty (50) feet of its existing location and may also be relocated, with the approval of the Planning Manager based upon sound planning and land use principles and upon a finding that such approval would be consistent with and further the intent of this Code, in the same manner on a site which received a previous special exception notwithstanding any condition of approval relating to the grant of the special exception. After a communication tower is rebuilt to accommodate collocation, only one (1) tower may remain on the site. A communication tower relocated on a site shall continue to be measured from the original tower location for purposes of calculating separation distances between communication towers. A communication tower that has been relocated on a site and which intrudes into the separation distances required with regard to property described in Table 1, Section 30.6.7.3(b), shall only be permitted when written consent as set forth in a recordable instrument is obtained from all property owners within the applicable separation distance.</p> <p>(f) Filing of a master plan. To enhance the County's ability to promote the co-location of communication towers, any communication company that owns or operates a communication tower in the County or intends to install a communication tower in the County shall file with the Planning Division a master plan indicating the site of all existing communication towers, any and all proposed communication tower sites and a statement describing the</p>	<p>been relocated on a site and which intrudes into the separation distances required with regard to property described in Table 1, Section 30.6.7.3(b), shall only be permitted when written consent as set forth in a recordable instrument is obtained from all property owners within the applicable separation distance.</p> <p>(f) Filing of a master plan. To enhance the County's ability to promote the co-location of communication towers, any communication company that owns or operates a communication tower in the County or intends to install a communication tower in the County shall file with the Planning Division a master plan indicating the site of all existing communication towers, any and all proposed communication tower sites and a statement describing the anticipated communication tower needs over the next ten (10) years; provided, however, that disclosure of marketing strategies, trade secrets, commercially privileged information or any other information that the provider deems would adversely affect his, her or its ability to compete is not required to be disclosed and the determination of the communication company shall be conclusive. The master plan shall be filed on or before January 1 of each year. The master plan is not binding. Its primary purpose is to serve as a mechanism of coordinating collocation of communication towers between persons and entities involved in that industry:</p>
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		<p>anticipated communication tower needs over the next ten (10) years; provided, however, that disclosure of marketing strategies, trade secrets, commercially privileged information or any other information that the provider deems would adversely affect his, her or its ability to compete is not required to be disclosed and the determination of the communication company shall be conclusive. The master plan shall be filed on or before January 1 of each year. The master plan is not binding. Its primary purpose is to serve as a mechanism of coordinating collocation of communication towers between persons and entities involved in that industry.</p>	
49.		<p>Sec. 30.6.10. - Community residential homes, and assisted living facilities. 30.6.10.1 Statement of intent.</p> <p>(a) In order to prevent concentration of foster care and group home facilities and the detrimental impact to a neighborhood caused by a high concentration of these facilities, the Board of County Commissioners shall exercise care in considering a request to establish a foster care or group home facility by determining that the approval of the new facility or addition to an existing facility, when considered in light of the number of other such facilities licensed by the state (excluding foster homes) in the vicinity of the proposed site will not stress the limited capacity of a neighborhood's existing social structure to accommodate foster care and group home facilities. A second intention of this provision is to protect existing foster care and group home facilities from the possibility that an over concentration of such facilities in a neighborhood might develop which may inadvertently recreate an institutional setting. Such a setting is an</p>	<p>Sec. 30.6.10. - Community residential homes, and assisted living facilities, and Certified Recovery Residences. 30.6.10.1 Statement of intent.</p> <p>(c) In order to prevent concentration of foster care and group home facilities and the detrimental impact to a neighborhood caused by a high concentration of these facilities, the Board of County Commissioners shall exercise care in considering a request to establish a foster care or group home facility by determining that the approval of the new facility or addition to an existing facility, when considered in light of the number of other such facilities licensed by the state (excluding foster homes) in the vicinity of the proposed site will not stress the limited capacity of a neighborhood's existing social structure to accommodate foster care and group home facilities. A second intention of this provision is to protect existing foster care and group home facilities from the possibility that an over concentration of such facilities in a neighborhood might develop which may inadvertently recreate an institutional setting. Such a setting is an impediment to the successful functioning of foster care and group home facilities.</p> <p>(d) To help fulfill this intent the applicant is required to provide a list of the location of all group care facilities indicating the number of clients at each facility. The list is to be certified by the State department licensing such facilities.</p>

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		<p>impediment to the successful functioning of foster care and group home facilities.</p> <p>(b) To help fulfill this intent the applicant is required to provide a list of the location of all group care facilities indicating the number of clients at each facility. The list is to be certified by the State department licensing such facilities.</p> <p>30.6.10.2 Community residential homes may be approved by the Planning Manager as a Limited Use, providing, in addition to all other required findings: That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.</p> <p>30.6.10.3 Community residential homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings: That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.</p> <p>(a) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed</p>	<p>30.6.10.2¹ Community residential homes may be approved by the Planning Manager as a Limited Use, providing, in addition to all other required findings: That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern: <u>“Community residential home” means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.</u></p> <p>(a) <u>Community residential homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and shall be considered a “Dwelling, single-family,” as listed in Sec. 30.5.2. - Permitted use table.</u></p> <p>(b) <u>Community residential homes with seven (7) to fourteen (14) unrelated residents shall be considered a permitted use in multifamily zoning districts, as shown in Sec. 30.5.2. - Permitted use table, and subject to the site selection criteria in Florida Statutes 419.001.</u></p> <p>(c) <u>Community residential homes with seven (7) to fourteen (14) unrelated residents may be approved by the Board of County Commissioners as a special exception in single- and two-family residential districts as shown in Sec. 30.5.2. - Permitted use table, providing, in addition to all other required findings:</u></p> <ol style="list-style-type: none"> <u>The proposed community residential home shall not located within a radius of 1,200 feet of another existing community residential home. All distance requirements in this section shall be measured from the nearest point of the existing home</u>

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		<p>structure (facility) is compatible with the neighborhood in its physical size.</p> <p>(b) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use.</p> <p>(c) A copy of the application to the appropriate State agency shall accompany the application for the special exception.</p>	<p><u>or area of single-family zoning to the nearest point of the proposed home.</u></p> <ol style="list-style-type: none"> 2. <u>In single- and two-family residential districts (including A-1 and RC-1), when the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.</u> 3. <u>In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use.</u> <p>30.6.10.32 Community residential homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings: <u>Assisted Living Facilities</u></p> <p>(d) That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.</p> <p>(e) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.</p> <p>(f) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use.</p> <p>(g) A copy of the application to the appropriate State agency shall accompany the application for the special exception.</p> <p><u>“Assisted living facility” means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal</u></p>
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			<p><u>services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. Facilities with a licensed capacity of six or fewer persons shall comply with the provisions of chapter 419.</u></p> <p>(a) <u>Assisted living facilities of six or fewer residents which otherwise meet the definition of an assisted living facility shall be deemed a single-family unit and shall be considered a “Dwelling, single-family,” as listed in Sec. 30.5.2. - Permitted use table.</u></p> <p>(b) <u>Assisted living facilities with seven (7) to fourteen (14) unrelated residents shall be considered a permitted use in multifamily zoning districts, as shown in Sec. 30.5.2. - Permitted use table, and subject to the site selection criteria in Florida Statutes 419.001(3).</u></p> <p>(c) <u>Assisted living facilities with seven (7) to fourteen (14) unrelated residents may be approved by the Board of County Commissioners as a special exception per Sec. 30.5.2. - Permitted use table, provided that, in addition to all other required findings:</u></p> <ol style="list-style-type: none"> 1. <u>The proposed assisted living facility shall not located within a radius of 1,200 feet of another assisted living facility. All distance requirements in this section shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.</u> 2. <u>In single- and two-family residential districts (including A-1 and RC-1), when the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.</u> 3. <u>In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use.</u>
50.	Updated section number.	30.6.10.4 Certified recovery residences	30.6.10. 4 3 Certified recovery residences

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51.	This section is being removed due to conflict with State regulations on home based businesses.	<p>Sec. 30.6.12. - Home office.</p> <p>A home office may be used only by immediate family members actually living on a full time basis at the residence in which the office is located. If a residence is used as a home office, signage and deliveries that are not typical for a residence use and commercial meetings with customers, clients, patients or similar persons are prohibited.</p>	<p>Sec. 30.6.12. -Home office.Reserved</p> <p>A home office may be used only by immediate family members actually living on a full time basis at the residence in which the office is located. If a residence is used as a home office, signage and deliveries that are not typical for a residence use and commercial meetings with customers, clients, patients or similar persons are prohibited.</p>
52.	Update to ensure vacation rentals are inspected by Seminole County Code Enforcement.	<p>Sec. 30.6.16. - Vacation rentals.</p> <p>30.6.16.3 Minimum vacation rental standards to be verified by self-certification through registration.</p>	<p>Sec. 30.6.16. - Vacation rentals.</p> <p>30.6.16.3 Minimum vacation rental standards to be verified by self-certification through registration <u>inspection performed by Seminole County Code Enforcement Division.</u></p>
53.	Update contact information for Code Enforcement.	<p>Sec. 30.6.16. - Vacation rentals.</p> <p>30.6.16.4 Violations procedure.</p> <p>(a) The response to a potential violation of Section 30.6.16.1, Section 30.6.16.2, or Section 30.6.16.3 of the Seminole County Land Development Code may, without limitation, be addressed by the provisions of Sections 53.14 and 53.24, regarding violations procedure, Seminole County Code of Ordinances.</p> <p>(b) Complaints of violations of these Sections are to be filed by affected members of the general public with the Code Enforcement Officer. Code violations can be reported to the Seminole County Sheriff's Office at (407) 665-6650 or online at https://www.seminolesheriff.org/forms/ReportCodeViolation.aspx.</p> <p>***</p>	<p>Sec. 30.6.16. - Vacation rentals.</p> <p>30.6.16.4 Violations procedure.</p> <p>(a) The response to a potential violation of Section 30.6.16.1, Section 30.6.16.2, or Section 30.6.16.3 of the Seminole County Land Development Code may, without limitation, be addressed by the provisions of Sections 53.14 and 53.24, regarding violations procedure, Seminole County Code of Ordinances.</p> <p>(b) Complaints of violations of these Sections are to be filed by affected members of the general public with the Code Enforcement Division. Officer: <u>Code violations can be reported to the Seminole County Sheriff's Office at (407) 665-6650 or online at https://www.seminolesheriff.org/forms/ReportCodeViolation.aspx.</u></p> <p>***</p>

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54.	New section to address live-work units		<p><u>Sec. 30.6.20. – Live-work Units</u></p> <p>(a) <u>General Requirements.</u></p> <ol style="list-style-type: none"> 1. <u>Must be consistent with Florida Building Code as follows:</u> <ol style="list-style-type: none"> I. <u>The maximum total area of a live/work unit is 3,000 square feet;</u> II. <u>The nonresidential area shall be limited to 50 percent of the total area;</u> III. <u>The nonresidential function shall be limited to the first or main floor of the structure only;Not more than five (5) employees may occupy the nonresidential area at any one time;</u> IV. <u>Not more than five (5) employees may occupy the nonresidential area at any one time;</u> 2. <u>A live-work unit may be a detached structure, an attached structure, or a unit within a multi-unit structure; and</u> 3. <u>Access to each unit must be clearly separated from other live-work units.</u> <p>(b) <u>Use Regulations. The non-residential component of the unit shall be limited to the uses permitted in the underlying zoning district, except for the following prohibited uses.</u></p> <ol style="list-style-type: none"> 1. <u>Adult entertainment activities/businesses;</u> 2. <u>Animal hospitals and clinics;</u> 3. <u>Automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles;</u> 4. <u>Boatmaking;</u> 5. <u>Mobile food vendors such as coffee carts, or tack trucks;</u> 6. <u>Gun and weapons sales;</u> 7. <u>Theaters</u> 8. <u>Uses which involve medical procedures;</u> 9. <u>Uses that require the handling of any hazardous (including biologically hazardous) or toxic, materials, substances or wastes, except for small, nonreportable or unregulated quantities that are used in woodworking, painting, or</u>
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			<p><u>photography, or in the making of jewelry, ceramics, pottery, and sculpture;</u></p> <p><u>10. Uses that require explosives or highly combustible materials;</u></p> <p><u>11. Welding, machine shop operations, or metal fabricating (except for artisan metal sculpture); and</u></p> <p><u>12. Other uses that the director determines to be similar in character to those listed above.</u></p>
55.		PART 7. - DEVELOPMENT STANDARDS	
56.	Language added to allow pool screen enclosure height to exceed height of home. Language already exists and is being relocated from the dimensional standards table.	<p>30.7.2.4 Location of swimming pools and pool screen enclosures.</p> <p>(a) The water's edge of a pool shall be located a minimum distance of ten (10) feet from the side and rear property line of a lot, parcel, or piece of land upon which it is located. It shall not be located any closer to the front lot line of a lot, parcel, or piece of land than the main or Principal Building or residence. For the purpose of this Section, any corner lot shall be treated as having front yards on any side abutting a road right-of-way.</p> <p>(b) Any pool screen enclosure shall comply with the side yard setback requirement for the Principal Building and shall be located a minimum distance of five (5) feet from the rear property line. It shall not be located nearer to the front lot line of a lot, parcel, or piece of land than the Principal Building. For the purpose of this Section, any corner lot shall be treated as having front yards on any side abutting a road right-of-way.</p> <p>(c) In the case of double frontage lots and where there is a conforming six (6) foot high minimum solid fence or wall at the rear of the property, a swimming pool shall be no closer than ten (10) feet to the rear property line and the pool screen enclosure no closer than five (5) feet to the rear property line.</p>	<p>30.7.2.4 Location of swimming pools and pool screen enclosures.</p> <p>(a) The water's edge of a pool shall be located a minimum distance of ten (10) feet from the side and rear property line of a lot, parcel, or piece of land upon which it is located. It shall not be located any closer to the front lot line of a lot, parcel, or piece of land than the main or Principal Building or residence. For the purpose of this Section, any corner lot shall be treated as having front yards on any side abutting a road right-of-way.</p> <p>(b) Any pool screen enclosure shall comply with the side yard setback requirement for the Principal Building and shall be located a minimum distance of five (5) feet from the rear property line. It shall not be located nearer to the front lot line of a lot, parcel, or piece of land than the Principal Building. For the purpose of this Section, any corner lot shall be treated as having front yards on any side abutting a road right-of-way.</p> <p>(c) In the case of double frontage lots and where there is a conforming six (6) foot high minimum solid fence or wall at the rear of the property, a swimming pool shall be no closer than ten (10) feet to the rear property line and the pool screen enclosure no closer than five (5) feet to the rear property line.</p> <p>(d) Refer to Section 30.7.2.3 for specific setback standards for pools near a Natural Water Body.</p> <p>(e) Pool grading shall not affect adjacent properties, and the pools shall be designed so that the backwash discharges to the street unless otherwise approved by the Public Works Director or designee. All pool construction and maintenance must comply with Chapter 270, Part 9, Storm Sewer System Discharges, of the Seminole County Code of Ordinances and Chapter 2.6,</p>

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		<p>(d) Refer to Section 30.7.2.3 for specific setback standards for pools near a Natural Water Body.</p> <p>(e) Pool grading shall not affect adjacent properties, and the pools shall be designed so that the backwash discharges to the street unless otherwise approved by the Public Works Director or designee. All pool construction and maintenance must comply with Chapter 270, Part 9, Storm Sewer System Discharges, of the Seminole County Code of Ordinances and Chapter 2.6, Erosion and Sediment Control, of the Public Works Department Engineering Manual.</p>	<p>Erosion and Sediment Control, of the Public Works Department Engineering Manual.</p> <p><u>(f) Pool screen enclosures may exceed the height of the principal structure, but be no taller than permitted by the applicable zoning district.</u></p>
57.	Allow alley to count as part of rear yard setback, as previously allowed.	30.7.2.5 Yards. On double-frontage lots, the required front yard shall be provided on each street.	30.7.2.5 Yards. On double-frontage lots, the required front yard shall be provided on each street. <u>Whenever a lot abuts upon an alley, one half (1/2) of the alley width may be considered as a portion of the required rear yard.</u>
58.	New language		<u>30.7.2.11 Easements. Any structures or fences, temporary or permanent, shall not impede the intended purpose of an easement. Any structures, fences, or objects placed in an easement that impedes the intended purpose of the easement shall be removed by the property owner at the expense of the property owner.</u>
59.		Sec. 30.7.3. - Dimensional Standards Table. <i>Note: Please see the ordinance for this table.</i>	Sec. 30.7.3. - Dimensional Standards Table. <i>Note: Please see the ordinance for this table.</i>
60.		PART 8. - SPECIAL ZONING DISTRICTS	
61.		Sec. 30.8.3. - MM Missing Middle District and Alternative Standards. 30.8.3.1 Intent and Purpose. The purpose of the Missing Middle District and Alternative Standards is to encourage a wider range of housing choices in central locations accessible to services. This includes permitting smaller units and more compact site plans to increase affordability without subsidies.	Sec. 30.8.3. - MM Missing Middle District and Alternative Standards. 30.8.3.1 Intent and Purpose. The purpose of the Missing Middle District and Alternative Standards is to encourage a wider range of housing choices in central locations accessible to services. This includes permitting smaller units and more compact site plans to increase affordability without subsidies. 30.8.3.2 Definitions. Missing Middle Housing is defined as residential units meeting any of the following definitions which may be alone or in groupings of multiple typologies:

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	<p>Clarify duplex definitions.</p> <p>Update definition of “Townhouse” to be consistent with the definition in Chapter 2.</p> <p>Update definition of</p>	<p>30.8.3.2 Definitions. Missing Middle Housing is defined as residential units meeting any of the following definitions which may be alone or in groupings of multiple typologies:</p> <p>(a) <i>Small Lot Single-Family</i>: 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.</p> <p>(b) <i>Cottage Court</i>: 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.</p> <p>(c) <i>Duplex—Side-by-Side</i>: A detached structure that consists of two (2) dwelling units arranged side-by-side with an entry from the street. This type has the appearance of a small-to-medium single-unit house.</p> <p>(d) <i>Duplex—Stacked</i>: A detached structure that consists of two (2) 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.</p> <p>(e) <i>Townhouse</i>: An attached structure that consists of four (4) to six (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.</p> <p>(f) <i>Triplex—Stacked</i>: A detached structure that consists of three (3) dwelling units typically stacked on top of each other on consecutive floors, with an entry for the ground floor unit and a shared entry for the units above.</p> <p>(g) <i>Fourplex—Stacked</i>: A detached structure with four (4) dwelling units, two (2) on the ground floor and two (2) above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house.</p>	<p>(a) <i>Small Lot Single-Family</i>: 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.</p> <p>(b) <i>Cottage Court</i>: 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.</p> <p>(c) <i>Duplex—Side-by-Side</i>: A duplex with unitsdetached structure that consists of two (2) dwelling units arranged side-by-side with an entry from the street. This type has the appearance of a small-to-medium single-unit house.</p> <p>(d) <i>Duplex—Stacked</i>: A duplex with unitsdetached structure that consists of two (2) 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.</p> <p>(e) <i>Townhouse</i>: An attached structure that consists of four (4) to six (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. A single-family dwelling constructed as a part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation between walls or roofs.</p> <p>(f) <i>Triplex—Stacked</i>: A detached structure that consists of three (3) dwelling units typically stacked on top of each other on consecutive floors, with an entry for the ground floor unit and a shared entry for the units above.</p> <p>(g) <i>Fourplex—Stacked</i>: A detached structure with four (4) dwelling units, two (2) on the ground floor and two (2) above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house.</p> <p>(h) <i>Six-plex</i>: A detached structure that consists of six (6) dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.</p> <p>(i) <i>Courtyard Building</i>: 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 to up to three (3) units.</p> <p>(j) <i>Live-Work Unit</i>: 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</p>
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#	Subject and purpose	Old text/ location	New text/ location
	<p>“Live-Work Unit” to be consistent with the definition in Chapter 2.</p>	<p>(h) <i>Six-plex</i>: A detached structure that consists of six (6) dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.</p> <p>(i) <i>Courtyard Building</i>: 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 to up to three (3) units.</p> <p>(j) <i>Live-Work</i>: 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.</p>	<p>unit typically have separate street entrances. A dwelling unit which includes a nonresidential use that is operated by the tenant and is consistent with the definition in the Florida Building Code for the same.</p>
62.	<p>Language added to clarify at what point the development plan is required and what must be shown on the plan. Consistent with current practice.</p>	<p>30.8.3.3 Review of Development Proposals</p> <p>(a) Final Development Plan Required. Prior to subdivision or site plan approval, the applicant must submit a final development plan consistent with the development criteria and limitations in the Missing Middle and Alternative standards and any conditions of approval. This plan must be reviewed and approved by the Development Services Director or designee.</p> <p>(b) Building Elevations Required. Prior to subdivision or site plan approval, the applicant must submit building elevations for all proposed Missing Middle Housing Typologies for review by the Development Services Director or designee.</p>	<p>30.8.3.3 Review of Development Proposals</p> <p>(a) Final Development Conceptual Plan Required <u>with application. At the time of application for rezoning to Missing Middle. Prior to subdivision or site plan approval</u> the applicant must submit a <u>final development conceptual</u> plan consistent with the development criteria <u>of Sec. 30.8.3. to illustrate the general configuration of the proposed project. and limitations in the Missing Middle and Alternative standards and any conditions of approval. This plan must be reviewed and approved by the Development Services Director or designee. The conceptual plan may include, at a minimum, the following components:</u></p> <p>(a) <u>Overall Site Boundary and Orientation. Show property boundaries, major adjacent streets, and general orientation (north arrow and scale).</u></p> <p>(b) <u>Typology or Mixture of Typologies. Indicate the general location, size, and relationship of proposed land use areas (e.g., residential, commercial, open space, recreation, or conservation). Each typology shall be labeled with:</u></p> <ol style="list-style-type: none"> I. <u>Proposed use category;</u> II. <u>Maximum development intensity or density (dwelling units per acre or FAR); and</u> III. <u>Approximate acreage.</u>

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			<p>(c) <u>Access and Circulation Concept. Identify primary vehicular access points, internal circulation patterns, and general pedestrian or bicycle connections. Street names are not required, but overall connectivity should be demonstrated.</u></p> <p>(d) <u>Open Space and Environmental Features. Show the general location and proportion of open space, greenways, parks, natural areas, or stormwater features intended to serve the development.</u></p> <p>(e) <u>Transition and Compatibility Areas. Illustrate how the development will transition to adjacent land uses (e.g., the use of buffers, step-downs in density, or open space separations).</u></p> <p>(f) <u>Phasing Concept. If the development is proposed to be developed in phases, show general phase boundaries and describe the order of development.</u></p> <p>(g) <u>Context Relationship Diagram. Include a small inset map or diagram illustrating the project's relationship to surrounding zoning, major roads, and nearby public facilities or amenities.</u></p> <p>(h) <u>A summary table identifying total acreage, typology mix, gross density, maximum building heights, and open space percentages.</u></p> <p><u>The conceptual plan is intended to demonstrate that the site can accommodate the Missing Middle design standards, but the overall plan may be adjusted at any time prior to development as long as the design requirements are still met.</u></p> <p>(b) Building Elevations Required. Prior to subdivision or site plan approval, the applicant must submit building elevations for all proposed Missing Middle Housing Typologies for review by the Development Services Director or designee.</p>
63.	<p>Update Table name.</p> <p>Add language to clarify non-residential uses permitted in</p>	<p>30.8.3.6 Allowable Typologies and Densities</p> <p>(a) Typologies are permitted where described in this Section. The net density of a proposed development must be consistent with the applicable Future Land Use District.</p> <p>Table 8.3-A: Permitted Missing Housing Middle Types</p> <p>Note: See Ordinance for table</p>	<p>30.8.3.6 Allowable Typologies and Densities</p> <p>(a) Typologies are permitted where described in this Section. The net density of a proposed development must be consistent with the applicable Future Land Use District.</p> <p>Table 8.3-A: Permitted Missing Housing Middle Housing Types</p> <p>Note: See Ordinance for table</p> <p><i>NOTE: The change in this table is to allow duplexes, triplexes and quadplexes in R-1 and R-1A in the Urban Centers and Corridor Overlay ONLY.</i></p>

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	<p>underlying zoning is still permitted in MM projects.</p> <p>Add language to clarify that live-work units shall be calculated as commercial area.</p>		<p><u>(b) In addition to the uses and typologies described in Table 8.3-A, any other permitted use in the underlying zoning district is allowed within a Missing Middle Development or a Mixed-Housing Development. Other permitted uses may be horizontally or vertically integrated with any of the allowable typologies subject to meeting the site and building requirements of this Section. Live-work units are subject to the limitations of Sec. 30.6.20.</u></p> <p><u>(c) Where the Comprehensive Plan limits percentage of a property that can be residential, any lot or land area that is devoted to a mixed-use or live/work building or supporting parking areas shall be considered non-residential. Buildings must meet all Florida Building Code requirements associated with the designation.</u></p>
64.	<p>Removed prohibition of dead-end streets, cul-de-sacs and hammerheads .</p>	<p>30.8.3.7 Site Regulations:</p> <p>(a) Missing Middle typologies may be clustered or distributed throughout the project.</p> <p>(b) No single Missing Middle typology may exceed five (5) acres of developable land.</p> <p>(c) Development includes a connected street grid which is accomplished by meeting the following conditions:</p> <p>(1) No portion of the project may be gated.</p> <p>(2) Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces.</p> <p>(3) Sidewalks are required on both sides of every street.</p> <p>(4) Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director</p>	<p>30.8.3.7 Site Regulations:</p> <p>(a) Missing Middle typologies may be clustered or distributed throughout the project.</p> <p>(b) No single Missing Middle typology may exceed five (5) acres of developable land.</p> <p>(c) Development includes a connected street grid which is accomplished by meeting the following conditions:</p> <p>(1) No portion of the project may be gated.</p> <p>(2) Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces.</p> <p>(3) Sidewalks are required on both sides of every street.</p> <p>(4) <u>Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director when wetlands, water bodies, or infrastructure corridors prevent connections. Connection to adjacent streets is required where feasible. Feasibility will be determined by the presence of wetlands, waterbodies, infrastructure corridors, or other features that may limit or prohibit connectivity . Dead end streets, hammerheads, and culs-de-sac</u></p>

#	Subject and purpose	Old text/ location	New text/ location
		<p>when wetlands, water bodies, or infrastructure corridors prevent connections.</p> <p>(5) The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties.</p> <p>(6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots.</p> <p>(7) Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.</p> <p>(d) Restrictions near development boundaries:</p> <p>(1) Buildings are limited to two stories within one hundred (100) feet of a district boundary with an existing single-family development or single-family residential zone.</p> <p>(2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.</p>	<p><u>may be allowed where specifically approved by the Development Services Director, and pedestrian connectivity is provided.</u></p> <p>(5) The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties.</p> <p>(6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots.</p> <p>(7) Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.</p> <p>(d) Restrictions near development boundaries:</p> <p>(1) Buildings are limited to two stories within one hundred (100) feet of a district boundary with an existing single-family development or single-family residential zone.</p> <p>(2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.</p>
65.	Remove language allowing county to condition approvals based on State licensing.	<p>Sec. 30.8.5. - PD Planned Development.</p> <p>...</p> <p>30.8.5.2 Permitted uses—(PD). Except as stated herein, no use shall be specifically permitted or prohibited within a planned development by requirement of this Part. Uses which are permitted, permitted subject to conditions, or prohibited within an individual planned development shall be noted as such through the master development plan and/or development order. In all cases, allowable uses, including density and intensity limits, shall be consistent with the Comprehensive Plan. Any use requiring licensing or other approval by the State of Florida or the Federal government shall obtain such approval as a condition for inclusion within any planned development.</p> <p>(a) Accessory dwelling units within any single-family residential lots in a PD may be</p>	<p>Sec. 30.8.5. - PD Planned Development.</p> <p>...</p> <p>30.8.5.2 Permitted uses—(PD). Except as stated herein, no use shall be specifically permitted or prohibited within a planned development by requirement of this Part. Uses which are permitted, permitted subject to conditions, or prohibited within an individual planned development shall be noted as such through the master development plan and/or development order. In all cases, allowable uses, including density and intensity limits, shall be consistent with the Comprehensive Plan. Any use requiring licensing or other approval by the State of Florida or the Federal government shall obtain such approval as a condition for inclusion within any planned development.</p> <p>(a) Accessory dwelling units within any single-family residential lots in a PD may be administratively approved by the Planning Manager subject to the requirements of Section 30.6.1.3.</p> <p><u>(b) For properties seeking Planned Development approval in the Higher Intensity Planned Development- Airport Future Land Use</u></p>

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	<p>Clarify which uses are considered permitted in HIP-AP Future Land Use.</p>	<p>administratively approved by the Planning Manager subject to the requirements of Section 30.6.1.3.</p>	<p><u>Designation, the following uses shall be considered airport-supportive and permitted:</u></p> <ul style="list-style-type: none"> a. <u>Commercial kennels</u> b. <u>Fire stations</u> c. <u>Hotels & motels (excluding Bed & breakfast)</u> d. <u>Hospitals</u> e. <u>Rental car facilities</u> f. <u>Light commercial</u> g. <u>Industrial trade schools</u> h. <u>Flight schools</u> i. <u>Light Industrial (See Sec. 30.5.3.)</u> j. <u>Manufacturing, Light (See Sec. 30.5.3.)</u> k. <u>Office uses (See Sec. 30.5.3.)</u> l. <u>Restaurants (standard and drive-through)</u> <p>(c) <u>For properties seeking Planned Development approval in the Higher Intensity Planned Development- Target Industry Land Use Designation, the following uses shall be considered permitted:</u></p> <table border="1" data-bbox="1087 841 1990 1339"> <thead> <tr> <th data-bbox="1087 841 1537 922">Category</th> <th data-bbox="1537 841 1990 922">Industries</th> </tr> </thead> <tbody> <tr> <td data-bbox="1087 922 1537 1339">Manufacturing</td> <td data-bbox="1537 922 1990 1339"> <u>Plastics and Commercial Printing</u> <u>Electronics/Mechanical Assembly</u> <u>Auto Parts</u> <u>Fasteners/Spacers</u> <u>Construction Products</u> <u>Food Processing</u> <u>Machinery</u> <u>Transport Aircraft</u> <u>Maintenance and Modification</u> <u>Aircraft Manufacturing</u> <u>Aerospace equipment</u> </td> </tr> </tbody> </table>	Category	Industries	Manufacturing	<u>Plastics and Commercial Printing</u> <u>Electronics/Mechanical Assembly</u> <u>Auto Parts</u> <u>Fasteners/Spacers</u> <u>Construction Products</u> <u>Food Processing</u> <u>Machinery</u> <u>Transport Aircraft</u> <u>Maintenance and Modification</u> <u>Aircraft Manufacturing</u> <u>Aerospace equipment</u>
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Manufacturing	<u>Plastics and Commercial Printing</u> <u>Electronics/Mechanical Assembly</u> <u>Auto Parts</u> <u>Fasteners/Spacers</u> <u>Construction Products</u> <u>Food Processing</u> <u>Machinery</u> <u>Transport Aircraft</u> <u>Maintenance and Modification</u> <u>Aircraft Manufacturing</u> <u>Aerospace equipment</u>						

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	Relocated the permitted in HIP-TI Future Land Use from the Comprehensive Plan to the LDC.		<u>Advanced Technologies</u>	<u>Research & Development</u> <u>Space Technology</u> <u>Simulation & Training</u> <u>Laser Technology</u> <u>Robotics</u>
			<u>Technical and Research Services*</u>	<u>General Management Consulting</u> <u>Marketing</u> <u>Interior Design</u> <u>Graphic Design Services</u> <u>Human Resources and Executive Search</u> <u>Environmental Engineering and Consulting</u> <u>Precision Instruments</u> <u>Civil Engineering</u> <u>Surveying and Mapping</u> <u>Telecommunications</u> <u>Industrial Design</u> <u>Lasers and Photonics</u>
			<u>Distribution</u>	<u>Food Products</u> <u>Consumer Products</u> <u>Restaurant/Commissary</u> <u>Airline Services</u> <u>Aircargo/Mail Services</u> <u>Durable Goods Distribution</u> <u>Non Durable Goods Distribution</u>

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			<p><u>Financial and Information Services*</u></p> <ul style="list-style-type: none"> Legal Services Architectural Services Publishers Associations CPA's Headquarters Insurance Banks Telemarketing Bureaus Financial Transactions Processing Public Relations Agencies Credit Bureaus Advertising Agencies Consumer Lending Title Companies Computer Software and Design <p><u>Life Sciences*</u></p> <ul style="list-style-type: none"> 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 <p><u>Digital Media*</u></p> <ul style="list-style-type: none"> Motion Picture and Video Production Simulation and Training Teleproduction Graphic Design Computer Hardware/Software Design and Development Animation
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			<p><u>Other</u></p> <p><u>Long Stay Tourism</u> <u>Hotels and Lodging</u> <u>International Trade</u> <u>Sports Associated Industries</u> <u>Other basic businesses and industries with high annual average wages</u></p> <p><u>*SeminoleWAY Industry and Facility Analysis: Real Estate Research Consultants, Inc.; May 1, 2008</u></p>
66.	Remove CPTED as greater benefit option since the County does not have any policies or standards for how to	<p>30.8.5.3 Review criteria.</p> <p>(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. 	<p>30.8.5.3 Review criteria.</p> <p>(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED): Undergrounding of all utilities within the development and, if feasible, at the property boundaries. (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation <u>such as use of Florida Water Star practices.</u>

#	Subject and purpose	Old text/ location	New text/ location
	<p>implement CPTED.</p> <p>Allow undergrounding of utilities, DarkSky practices, and Florida-Friendly landscaping as a greater benefit option for PDs.</p> <p>Remove repetitious language regarding electric vehicles.</p> <p>Clarify projects in an overlay are still required to meet overlay standards.</p>	<p>(7) Provision of new multimodal connectivity.</p> <p>(8) Innovation in water or energy conservation.</p> <p>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p> <p>(d) The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p>	<p>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p><u>(10) Demonstrate consistency with DarkSky International Five Principles of for Responsible Outdoor Lighting through the development including the use of DarkSky Approved Luminaires or equivalent for outdoor lighting fixtures.</u></p> <p><u>(11) Additional landscaping, above that which is required, consists of a substantial proportion of native plants as identified in the IFAS Florida-Friendly Landscaping™ Plant Guide and is accompanied by a maintenance plan.</u></p> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p> <p><u>(3) If the proposed development falls within an overlay, the development must comply with the standards of that overlay.</u></p> <p>(d) The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why <u>How</u> the proposed development <u>provides a use or design approach that</u> cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p>

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		<p>(e) Residential PD Design Standards:</p> <ol style="list-style-type: none"> (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners. (2) Front-facing garage doors must be set back a minimum of twenty (20) feet. (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story. (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners. <p>(f) Required Residential Neighborhood Improvements:</p> <ol style="list-style-type: none"> (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall: <ol style="list-style-type: none"> a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. 	<p>(4) A description of <u>the greater</u> benefits to the County <u>as described in (b) that cannot be achieved under the existing provisions of this Code.</u></p> <p>NOTE: Items (e) and (f) are being relocated to 30.8.5.11. The changes are shown below for summary.</p> <p>(d) Residential PD Design Standards:</p> <ol style="list-style-type: none"> (1) If lot width is less than forty-five (45) feet, homes must be rear loaded unless otherwise approved by the Board of County Commissioners- <u>to avoid undue frequency of conflicts with pedestrians on the sidewalk, unless the access is from a private street and the Development Services Director determines that rear access is not feasible due to site constraints.</u> (2) Front-facing garage doors must be set back a minimum of twenty (20) feet <u>from the back of the sidewalk in order to maintain sufficient space for a vehicle to park without blocking the sidewalk.</u> (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story, <u>unless otherwise approved by the Board of County Commissioners.</u> (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by <u>the Development Services Director and approved by</u> the Board of County Commissioners. <p>(f) Required Residential Neighborhood Improvements:</p> <ol style="list-style-type: none"> (5) Street trees are required in planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall: <ol style="list-style-type: none"> a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.
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	<p>Remove the requirement that fifty (50) percent of pond frontage must be open to streets or community parks.</p> <p>Remove the 8% open space requirement since PDs already require 25%.</p>	<p>d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.</p> <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> <p>a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.</p> <p>b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).</p> <p>(g) Common Useable Open Space:</p> <p>(1) In addition to the twenty-five (25) percent minimum open space-requirements listed in Section 30.8.3.8, commonly accessible open space is required subject to the following standards:</p> <p>a. Minimum eight (8) percent of net buildable acreage utilized for open space.</p> <p>b. Open Space may be provided in multiple locations however each location must be:</p> <p>i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.</p> <p>ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptables and appropriate signage.</p>	<p>b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include root barriers.</p> <p>c. Be selected from the Approved Plant Species List: Canopy Trees in Figure 14.1 except that Laurel Oaks may not be used as street trees.</p> <p>d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.</p> <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks:</p> <p>a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk:</p> <p>b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements):</p> <p>NOTE: Item (g) will remain in 30.8.5.3 and be re-lettered to (e)</p> <p>(g)(e) Common Useable Open Space:</p> <p>(1) In addition to the twenty-five (25) percent minimum open space requirements listed in Section 30.8.3.8, commonly accessible open space is required subject to the following standards: criteria of Section 30.14.2.</p> <p>a. Minimum eight (8) percent of net buildable acreage utilized for open space:</p> <p>b. Open Space may be provided in multiple locations however each location must be:</p> <p>i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways:</p> <p>ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptables and appropriate signage.</p>
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		<p>iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.</p>	<p>iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.</p>
67.	Section title updated	30.8.5.8 PD revisions.	30.8.5.8 PD revisions <u>amendments</u> .
68.	Definition for substantial development has been added so it is no longer determined by the Director.	<p>30.8.5.9 Planned development time limitations. If substantial development, as determined by the Development Services Director, has not begun within eight (8) years after approval of the master development plan, the approval of the planned development will be reviewed by the Planning and Zoning Commission to determine the appropriateness of the planned unit development zoning classification for the subject property. The Board of County Commissioners shall consider the recommendations of the Planning and Zoning Commission and may move to rezone the property to a more appropriate zoning classification or shall extend the deadline for the start of construction. If an extended deadline granted by the Board is not met, the foregoing procedures shall reapply.</p>	<p>30.8.5.9 Planned development time limitations. <u>The criteria for substantial development status shall be established in the development order. In the case the development order does not address the criteria for substantial development status, the Development Services Director shall make a determination based on available capacity and infrastructure ability to support the development. If</u>s<u>Substantial d</u>Development, as determined by the Development Services Director, has not begun within eight (8) years after approval of the master development plan, the approval of the planned development will be reviewed by the Planning and Zoning Commission to determine the appropriateness of the planned unit development zoning classification for the subject property. The Board of County Commissioners shall consider the recommendations of the Planning and Zoning Commission and may move to rezone the property to a more appropriate zoning classification or shall extend the deadline for the start of construction. If an extended deadline granted by the Board is not met, the foregoing procedures shall reapply.</p>
69.	Clarification.	<p>30.8.5.10 Binding nature of approved development plan. An approved master or final development plan along with any associated conditions of approval shall be binding upon the applicant or any successors in interest in the planned development. Deviations from an approved development plan not in accordance with Section 30.8.5.8 above shall constitute a violation of this Part.</p>	<p>30.8.5.10 Binding nature of approved development plan. An approved master or final development plan along with any associated conditions of approval shall be binding upon the applicant or any successors in interest in the planned development. Deviations from an approved development plan not in accordance with Section 30.8.5.8 above shall constitute a violation of this Part <u>and may be subject to code enforcement procedures</u>.</p>

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70.		<p>30.8.5.11 Development standards for planned developments. The development standards for planned developments are as follows:</p> <p>(a) Relation to Zoning Districts. An approved PD shall be considered to be a separate zoning district in which the master development plan and PD development order, as approved by the Board of County Commissioners, or the Development Services Director as permitted in this Part, establishes the restrictions, regulations, and district description according to which the development shall occur. Upon approval, the official zoning map will be changed to indicate the area as PD and the master development plan and PD development order shall be filed with the Clerk to the Board of County Commissioners and a copy retained within the Planning and Development Division.</p> <p>Density and Intensity. The density based on net residential acreage permitted in each PD shall be established by the Board of County Commissioners, upon recommendation of the Planning and Zoning Commission. The criteria for establishing the appropriate density includes surrounding density of existing and approved development, adequacy of existing and proposed public facilities and services, conformance with the Comprehensive Plan, and site characteristics. Dwelling units approved in the master development plan for a given tract may be shifted within the PD subject to the approval of the Development Services Director.</p>	<p>30.8.5.11 Development standards for planned developments. The development standards for planned developments are as follows:</p> <p>(a) Relation to Zoning Districts. An approved PD shall be considered to be a separate zoning district in which the master development plan and PD development order, as approved by the Board of County Commissioners, or the Development Services Director as permitted in this Part, establishes the restrictions, regulations, and district description according to which the development shall occur. Upon approval, the official zoning map will be changed to indicate the area as PD and the master development plan and PD development order shall be filed with the Clerk to the Board of County Commissioners and a copy retained within the Planning and Development Division.</p> <p>Density and Intensity. The density based on net residential acreage permitted in each PD shall be established by the Board of County Commissioners, upon recommendation of the Planning and Zoning Commission. The criteria for establishing the appropriate density includes surrounding density of existing and approved development, adequacy of existing and proposed public facilities and services, conformance with the Comprehensive Plan, and site characteristics. Dwelling units approved in the master development plan for a given tract may be shifted within the PD subject to the approval of the Development Services Director.</p> <p>Intensity of commercial or industrial uses within a Planned Development shall be measured in terms of Floor Area Ratio (FAR) and shall be consistent with the maximum FAR for the development site established in the Comprehensive Plan. The Board of County Commissioners may approve such development with a lesser intensity in order to achieve compatibility with adjoining uses.</p> <p>(b) Phasing</p> <p>(1) Where a planned development is to be built in phases, the PD application shall include a proposed phasing plan for the site, including a schedule for completion of all improvements shown on</p>
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		<p>Intensity of commercial or industrial uses within a Planned Development shall be measured in terms of Floor Area Ratio (FAR) and shall be consistent with the maximum FAR for the development site established in the Comprehensive Plan. The Board of County Commissioners may approve such development with a lesser intensity in order to achieve compatibility with adjoining uses.</p> <p>(b) Phasing</p> <p>(1) Where a planned development is to be built in phases, the PD application shall include a proposed phasing plan for the site, including a schedule for completion of all improvements shown on the approved master development plan. Once a phasing plan has been approved, no land may be used and no building may be occupied except in accordance with such plan.</p> <p>(2) The purpose of a phasing plan is to ensure that crucial features serving the development are provided as needed and not delayed to the detriment of property owners and other users of the site. Such features may include, but are not limited to, buffers, stormwater retention, road access points and transit shelters. Phase configurations shall be logical and consistent with the purposes of the approved PD master plan. The Board of County Commissioners may stipulate that any or all portions of required landscaping and/or buffering, or other improvements and amenities be provided during the first phase of development, even though some buffer areas, improvements, or</p>	<p>the approved master development plan. Once a phasing plan has been approved, no land may be used and no building may be occupied except in accordance with such plan.</p> <p>(2) The purpose of a phasing plan is to ensure that crucial features serving the development are provided as needed and not delayed to the detriment of property owners and other users of the site. Such features may include, but are not limited to, buffers, stormwater retention, road access points and transit shelters. Phase configurations shall be logical and consistent with the purposes of the approved PD master plan. The Board of County Commissioners may stipulate that any or all portions of required landscaping and/or buffering, or other improvements and amenities be provided during the first phase of development, even though some buffer areas, improvements, or amenities or portions thereof lie outside the phase.</p> <p>(3) Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may require such improvements to be in place upon completion of any phase of the development.</p> <p>(4) Where a planned development must achieve a minimum density or intensity due to requirements of the Comprehensive Plan or other considerations, each phase shall individually achieve such density</p>
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	<p>30.8.5.11 (d) (1-4) is being removed because the standards for open space are listed in 30.14.2. Removed to avoid repetitious language.</p>	<p>amenities or portions thereof lie outside the phase.</p> <p>(3) Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may require such improvements to be in place upon completion of any phase of the development.</p> <p>(4) Where a planned development must achieve a minimum density or intensity due to requirements of the Comprehensive Plan or other considerations, each phase shall individually achieve such density or intensity unless the master development plan or PD development order provide otherwise. Where a PD has been approved as a specific type of development in support of Comprehensive Plan</p>	<p>or intensity unless the master development plan or PD development order provide otherwise. Where a PD has been approved as a specific type of development in support of Comprehensive Plan policies (e.g., including but not limited to transit oriented development, mixed use in the MXD future land use), each phase shall substantially advance the approved concepts for the overall development.</p> <p>(c) Dimensional, bulk and height restrictions. The location of all proposed building sites shall be as shown on the master development plan subject to the minimum lot sizes, setback lines, lot coverage, maximum/minimum building height, or floor area, specified in the master development plan and/or PD development order, as approved by the Board of County Commissioners.</p> <p>(d) Commonly Accessible Open space. Open space area requirements for planned developments shall be provided as indicated below, and unless otherwise stated within the master development plan or PD development order, shall meet the criteria of Section 30.14.2. <u>unless otherwise approved within the master development plan or PD development order.</u></p> <p>(1) A minimum eight (8) percent of net buildable acres shall be designed as commonly accessible open space, which shall be included as a part of total open space requirements.</p> <p>(2) Open Space may be provided in multiple locations however each location must be:</p> <p>a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.</p> <p>b. Not less than 0.25 contiguous acres.</p> <p>c. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open</p>
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		<p>policies (e.g., including but not limited to transit oriented development, mixed use in the MXD future land use), each phase shall substantially advance the approved concepts for the overall development.</p> <p>(c) Dimensional, bulk and height restrictions. The location of all proposed building sites shall be as shown on the master development plan subject to the minimum lot sizes, setback lines, lot coverage, maximum/minimum building height, or floor area, specified in the master development plan and/or PD development order, as approved by the Board of County Commissioners.</p> <p>(d) Commonly Accessible Open space. Open space area requirements for planned developments shall be provided as indicated below, and unless otherwise stated within the master development plan or PD development order, shall meet the criteria of Section 30.14.2.</p> <p>(1) A minimum eight (8) percent of net buildable acres shall be designed as commonly accessible open space, which shall be included as a part of total open space requirements.</p> <p>(2) Open Space may be provided in multiple locations however each location must be:</p> <ol style="list-style-type: none"> Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. Not less than 0.25 contiguous acres. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from 	<p>space. Dog parks must contain waste disposal receptacles and appropriate signage.</p> <p>(3) Required sidewalks may be incorporated into the park areas as ADA-compliant pathways subject to Crime Prevention Through Environmental Design (CPTED) design principles (pathways should not be obscured behind hedges, utility structures, or other large objects).</p> <p>(4) Stormwater ponds must be amenitized as follows:</p> <ol style="list-style-type: none"> Stormwater ponds must be open to the community and not fenced. Fifty (50) of pond frontage must be open to streets or parks. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). <p>(e) Access and parking</p> <ol style="list-style-type: none"> All streets, thoroughfares, and accessways shall be designed to be consistent with the roadway functional classification system and other policies of the Transportation Element of the Comprehensive Plan. Off-street parking shall be provided in accordance with Section 30.11.2 and/or Section 5.19, unless the applicant can demonstrate the appropriateness of alternate standards. Such standards must be enumerated in the development order and approved by the Board of County Commissioners in order to be used within a planned development. Pedestrian, bicycle and vehicular traffic circulation systems shall be designed to integrate the proposed development into the surrounding community and to provide safe and convenient access to public use, common use and other community services, facilities and activities located both within the proposed development and beyond the boundaries of the proposed development. Local
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	<p>Remove prohibition of hammerhead turnarounds.</p> <p>Previously, PDs typically adjust buffer requirements using the reduced buffer width option found in Ch 30 Part 14. This reduced buffer option is being relocated into the PD section</p>	<p>the top of berm to the public right-of-way or lot line. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p> <p>(3) Required sidewalks may be incorporated into the park areas as ADA-compliant pathways subject to Crime Prevention Through Environmental Design (CPTED) design principles (pathways should not be obscured behind hedges, utility structures, or other large objects).</p> <p>(4) Stormwater ponds must be amenitized as follows:</p> <ul style="list-style-type: none"> a. Stormwater ponds must be open to the community and not fenced. b. Fifty (50) of pond frontage must be open to streets or parks. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. c. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). <p>(e) Access and parking</p> <p>(1) All streets, thoroughfares, and accessways shall be designed to be consistent with the roadway functional classification system and other</p>	<p>residential streets shall be designed to discourage travel speeds in excess of the posted speed and to discourage or restrict their use by through traffic.</p> <p>(4) Hammerhead turnarounds shall be prohibited. Connection to adjacent streets is required where feasible. Feasibility will be determined by the presence of wetlands, waterbodies, infrastructure corridors, or other features that may limit or prohibit connectivity. Dead end streets, hammerheads, and culs-de-sac may be allowed where specifically approved by the Development Services Director, and pedestrian connectivity is provided.</p> <p>(f) Perimeter requirements</p> <p>(1) Planned developments shall utilize the buffering standards of Part 14 to maintain compatibility with adjoining properties and uses. However, the Board of County Commissioners may vary these standards as appropriate to meet the unique needs of the proposed PD. A planned development may not decrease any buffer requirement except in accordance with the following:</p> <ul style="list-style-type: none"> a. Reduced Buffer Widths. Required buffers may be adjusted to add or subtract land area, or to modify specific requirements for structures or landscape plantings. Buffers having less than the standard widths established in Sec. 30.14.6 "Standard buffers" shall be subject to an increased landscape planting requirement as per the following: <table border="1" data-bbox="1236 1162 1955 1495"> <thead> <tr> <th data-bbox="1236 1162 1455 1352">Opacity</th> <th data-bbox="1455 1162 1581 1352">Buffer Width (ft.)</th> <th data-bbox="1581 1162 1707 1352">Number of Plant Groups per 100 feet</th> <th data-bbox="1707 1162 1955 1352">Enhancement Required</th> </tr> </thead> <tbody> <tr> <td data-bbox="1236 1352 1455 1390">0.3</td> <td data-bbox="1455 1352 1581 1390">10</td> <td data-bbox="1581 1352 1707 1390">3.00</td> <td data-bbox="1707 1352 1955 1390">3' hedge</td> </tr> <tr> <td data-bbox="1236 1390 1455 1495">0.4</td> <td data-bbox="1455 1390 1581 1495">10</td> <td data-bbox="1581 1390 1707 1495">2.50</td> <td data-bbox="1707 1390 1955 1495">3' open metal fence and 3' hedge</td> </tr> </tbody> </table>	Opacity	Buffer Width (ft.)	Number of Plant Groups per 100 feet	Enhancement Required	0.3	10	3.00	3' hedge	0.4	10	2.50	3' open metal fence and 3' hedge
Opacity	Buffer Width (ft.)	Number of Plant Groups per 100 feet	Enhancement Required												
0.3	10	3.00	3' hedge												
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	for better organization.	<p>policies of the Transportation Element of the Comprehensive Plan.</p> <p>(2) Off-street parking shall be provided in accordance with Section 30.11.2 and/or Section 5.19, unless the applicant can demonstrate the appropriateness of alternate standards. Such standards must be enumerated in the development order and approved by the Board of County Commissioners in order to be used within a planned development.</p> <p>(3) Pedestrian, bicycle and vehicular traffic circulation systems shall be designed to integrate the proposed development into the surrounding community and to provide safe and convenient access to public use, common use and other community services, facilities and activities located both within the proposed development and beyond the boundaries of the proposed development. Local residential streets shall be designed to discourage travel speeds in excess of the posted speed and to discourage or restrict their use by through traffic.</p> <p>(4) Hammerhead turnarounds shall be prohibited.</p> <p>(f) Perimeter requirements</p> <p>(1) Planned developments shall utilize the buffering standards of Part 14 to maintain compatibility with adjoining properties and uses. However, the Board of County Commissioners may vary these standards as appropriate to meet the unique needs of the proposed PD.</p> <p>(2) Increased setbacks from the PD perimeter may also be imposed to</p>	<table border="1" data-bbox="1241 204 1955 500"> <tr> <td data-bbox="1241 204 1457 277">0.5</td> <td data-bbox="1457 204 1583 277">15</td> <td data-bbox="1583 204 1709 277">3.25</td> <td data-bbox="1709 204 1955 277">6' masonry wall*</td> </tr> <tr> <td data-bbox="1241 277 1457 350">0.6</td> <td data-bbox="1457 277 1583 350">20</td> <td data-bbox="1583 277 1709 350">4.00</td> <td data-bbox="1709 277 1955 350">6' masonry wall*</td> </tr> <tr> <td data-bbox="1241 350 1457 423">0.7</td> <td data-bbox="1457 350 1583 423">30</td> <td data-bbox="1583 350 1709 423">3.50</td> <td data-bbox="1709 350 1955 423">6' masonry wall*</td> </tr> <tr> <td colspan="4" data-bbox="1241 423 1955 500">*May be reduced to 3' open metal fence and 3' hedge adjacent to a street.</td> </tr> </table> <p>(2) <u>Reduced Buffer Widths may not be applied to required buffers within a specific overlay.</u></p> <p>(3) Increased setbacks from the PD perimeter may also be imposed to maintain compatibility with adjacent existing uses.</p> <p>(g) <u>Residential PD Design Standards:</u></p> <p>NOTE: Items 30.8.5.3 (e) and (f) are being relocated here. Proposed language shown in row 66.</p>	0.5	15	3.25	6' masonry wall*	0.6	20	4.00	6' masonry wall*	0.7	30	3.50	6' masonry wall*	*May be reduced to 3' open metal fence and 3' hedge adjacent to a street.			
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		maintain compatibility with adjacent existing uses.	
71.	Re-inserting this section that was incidentally left out during the re-organization of the LDC in 2024. There are properties with this zoning classification and the requirements must be added back into the code. No changes are proposed to the previous language.		<p>Sec. 30.8.7 - UC UNIVERSITY COMMUNITY DISTRICT Note: See ordinance for language. No changes proposed.</p>
72.		PART 9. - SUPPLEMENTAL REGULATIONS	
73.	Clarify boat may not be rented as living quarters.	<p>Sec. 30.9.5. - Boat dock requirements.</p> <p>30.9.5.1 General Regulations.</p> <p>(a) Where boat docks or boathouses are a permitted use the following requirements must be met prior to issuance of any applicable permit:</p> <p>(1) The lot upon which the structure will be developed must have a minimum thirty (30) feet of frontage on the subject water body.</p>	<p>Sec. 30.9.5. - Boat dock requirements.</p> <p>30.9.5.1 General Regulations.</p> <p>(a) Where boat docks or boathouses are a permitted use the following requirements must be met prior to issuance of any applicable permit:</p> <p>(1) The lot upon which the structure will be developed must have a minimum thirty (30) feet of frontage on the subject water body.</p> <p>(2) The lot upon which the structure will be developed must be a legal lot of record and must meet minimum lot size requirements.</p>

#	Subject and purpose	Old text/ location	New text/ location
	Clarify number of boats/vessels allowed per single family residence.	<p>(2) The lot upon which the structure will be developed must be a legal lot of record and must meet minimum lot size requirements.</p> <p>(3) The lot upon which the structure is located must have adequate off-street parking for at least two (2) vehicles.</p> <p>(4) The applicant must demonstrate compliance with all local, state and federal regulations and permit requirements.</p> <p>(b) No boat dock or boathouse may be rented or leased.</p> <p>(c) A boathouse may not be higher than fifteen (15) feet above the normal high water elevation, as measured in accordance with the definition of "building, height of" in Chapter 2, Section 2.3 of this Code. The Board of County Commissioners may permit a taller boathouse upon a determination that the view of the water body from neighboring properties will not be adversely affected.</p> <p>***</p>	<p>(3) The lot upon which the structure is located must have adequate off-street parking for at least two (2) vehicles.</p> <p>(4) The applicant must demonstrate compliance with all local, state and federal regulations and permit requirements.</p> <p>(b) No boat dock or boathouse may be rented or leased, <u>and no vessel can be rented from a residential dock or boathouse.</u></p> <p>(c) A boathouse may not be higher than fifteen (15) feet above the normal high water elevation, as measured in accordance with the definition of "building, height of" in Chapter 2, Section 2.3 of this Code. The Board of County Commissioners may permit a taller boathouse upon a determination that the view of the water body from neighboring properties will not be adversely affected.</p> <p><u>(d) No more than three vessel slips per single residential dock and no more than three vessels moored at any single residential dock or boathouse.</u></p> <p>***</p>
74.	Corrected section number.	30.9.5.4 Dogs in public food establishments.	30.9.5.4 Sec. 30.9.6. Dogs in public food establishments.
75.		<p>Sec. 30.9.7. Alternative density option for affordable housing.</p> <p>30.9.7.1 Purpose and intent.</p> <p>(a) The alternative density option (hereinafter referred to as the "ADO"), is designed to encourage maximum private sector participation in the development of affordable housing opportunities within the County. It is the intent of</p>	<p>Sec. 30.9.7. Alternative density option for affordable housing.</p> <p>30.9.7.1 Purpose and intent.</p> <p>(a) The alternative density option (hereinafter referred to as the "ADO"), is designed to encourage maximum private sector participation in the development of affordable housing opportunities within the County. It is the intent of the ADO to reduce development costs by permitting flexibility in the application of design and development standards where such flexibility can be reasonably made without reducing the</p>

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		<p>the ADO to reduce development costs by permitting flexibility in the application of design and development standards where such flexibility can be reasonably made without reducing the overall quality of life for present and future residents of the County. It is also the intent of the ADO to reduce the time required for development review to further facilitate private sector development of affordable housing.</p> <p>(b) In order to meet the intent of this Part, unless the property is located in an area designated as a CDBG Target Area designated by the Board of County Commissioners, the percentage of dwelling units which are provided as very low and low income housing units within an ADO development shall be not less than ten (10) percent and the number of low income units provided shall not exceed thirty (30) percent of the total. This provision is intended to ensure that low income units are mixed in with other income units to prevent concentrated pickets of low income households and to maintain neighborhood viability.</p> <p>30.9.7.2. Applicability; compliance. The ADO is not a separate zoning classification, but is a development option for properties assigned the R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2, R-3, R-3A, and R-4 zoning classifications. An applicant may submit plans and an application for development approval pursuant to the standards for these zoning classifications as set forth in this Code or may submit plans and applications for development approval pursuant to the standards and procedures set out in this Part. To the extent that the provisions of this Part are in conflict with other</p>	<p>overall quality of life for present and future residents of the County. It is also the intent of the ADO to reduce the time required for development review to further facilitate private sector development of affordable housing.</p> <p>(b) In order to meet the intent of this Part, unless the property is located in an area designated as a CDBG Target Area designated by the Board of County Commissioners, the percentage of dwelling units which are provided as very low and low income housing units within an ADO development shall be not less than ten (10) percent and the number of low income units subject to the deed restriction provided shall not exceed thirty (30) <u>fifty (50)</u> percent of the total. This provision is intended to ensure that <u>low income affordable</u> units are mixed in with other income units to prevent concentrated pickets of low income households and to maintain neighborhood viability.</p> <p>30.9.7.2. Applicability; compliance. The ADO is not a separate zoning classification, but is a development option for properties <u>with zoning that permits residential development assigned the R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2, R-3, R-3A, and R-4 zoning classifications</u>. An applicant may submit plans and an application for development approval pursuant to the standards for <u>the property's assigned these</u> zoning classifications s as set forth in this Code or may submit plans and applications for development approval pursuant to the standards and procedures set out in this Part. To the extent that the provisions of this Part are in conflict with other provisions of this Code, the provisions of this Part shall prevail. Election to use the ADO permits the submission and review of plans and applications for development approval using the procedures and standards in this Part. Failure to comply with all mandatory provisions of this Part shall be cause for revocation of any approvals which have been issued and shall result in transfer of the review to the conventional process, and shall require compliance with all applicable provisions of this Code as if the ADO had not been used.</p> <p>30.9.7.3 Procedure.</p>
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		<p>provisions of this Code, the provisions of this Part shall prevail. Election to use the ADO permits the submission and review of plans and applications for development approval using the procedures and standards in this Part. Failure to comply with all mandatory provisions of this Part shall be cause for revocation of any approvals which have been issued and shall result in transfer of the review to the conventional process, and shall require compliance with all applicable provisions of this Code as if the ADO had not been used.</p> <p>30.9.7.3 Procedure.</p> <p>(a) It is the intent of this Part that the procedure for submission, review, and consideration of a proposed development under the ADO provisions of this Part be streamlined to facilitate rapid and efficient review and consideration. Accordingly, the submission, review, and procedure set forth below incorporate the procedures established in this Code for subdivision review and site plan review with limited changes. The applicant may elect to pursue approval of a development under the provisions of this Part through use of following procedures:</p> <p>(1) Pre-application meeting. Prior to submittal of a subdivision or site plan, the applicant shall request a pre-application meeting. Such meeting shall be coordinated by the Development Services Director and with appropriate Development Review Committee staff. At this meeting, the applicant shall informally, but comprehensively, review his plans and each agency represented shall</p>	<p>(a) It is the intent of this Part that the procedure for submission, review, and consideration of a proposed development under the ADO provisions of this Part be streamlined to facilitate rapid and efficient review and consideration. Accordingly, the submission, review, and procedure set forth below incorporate the procedures established in this Code for subdivision review and site plan review with limited changes. The applicant may elect to pursue approval of a development under the provisions of this Part through use of following procedures:</p> <p>(1) Pre-application meeting. Prior to submittal of a subdivision or site plan, the applicant shall request a pre-application meeting. Such meeting shall be coordinated by the Development Services Director and with appropriate Development Review Committee staff. At this meeting, the applicant shall informally, but comprehensively, review his plans and each agency represented shall discuss procedures and regulations which shall apply. In addition to submission and review requirements under this Code, all specific requirements of this Part shall be discussed. The purpose of the meeting shall be to expedite the preparation and review of plans. Failure of a review department to inform the applicant of a specific requirement at the pre-application meeting shall not authorize non-compliance with that requirement.</p> <p>(2) Staff review coordinator. The Development Services Director shall assign a staff review coordinator to facilitate the review process. It shall be the staff review coordinator's responsibility to ensure that all reviews are completed in an expeditious manner and that information from the review process is conveyed to the applicant on a timely basis. The staff review coordinator shall advise the Development Services Director and other reviewers of any deadlines for the review, as well as any relevant new information. The staff review coordinator shall also be responsible for arranging any meetings of the Development</p>
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		<p>discuss procedures and regulations which shall apply. In addition to submission and review requirements under this Code, all specific requirements of this Part shall be discussed. The purpose of the meeting shall be to expedite the preparation and review of plans. Failure of a review department to inform the applicant of a specific requirement at the pre-application meeting shall not authorize non-compliance with that requirement.</p> <p>(2) Staff review coordinator. The Development Services Director shall assign a staff review coordinator to facilitate the review process. It shall be the staff review coordinator's responsibility to ensure that all reviews are completed in an expeditious manner and that information from the review process is conveyed to the applicant on a timely basis. The staff review coordinator shall advise the Development Services Director and other reviewers of any deadlines for the review, as well as any relevant new information. The staff review coordinator shall also be responsible for arranging any meetings of the Development Review Committee and for keeping central records on the review process for the application.</p> <p>(3) Subdivision development plan review. Following the pre-application meeting, the applicant shall submit a preliminary plan or a site plan as set forth in this Code. In addition to the other required submittals in this Code, the applicant shall provide the following:</p>	<p>Review Committee and for keeping central records on the review process for the application.</p> <p>(3)(2) Preliminary sSubdivision plan, master development plan, development or site plan review. Following the pre-application meeting, the applicant shall submit a preliminary subdivision plan, master development plan, or a site plan as set forth in this Code. In addition to the other required submittals in this Code, the applicant shall provide the following:</p> <ol style="list-style-type: none"> a. A description of the dwelling unit types, sizes and prices (or price ranges) projected for the development; b. A description of the recreational and community facilities to be included within the development, and the services to be provided in conjunction with those facilities; c. A description of the phasing of the development, including the mix of dwelling units and facilities to be included within each phase; d. A draft affordability agreement guaranteeing limitations on the sale or rental prices to be charged for the housing; e. A description of the tenants and/or property owners or homeowners association(s) to be formed along with an explanation of the means which will be used to ensure adequate maintenance of any common land or facilities which will become the responsibility of the residents of the development; f. The development preliminary subdivision, master development plan, or site plan and documents required shall be reviewed and approved as provided in this Code. The draft affordability agreement and additional documents required herein shall be reviewed by the Development Review Committee-Community Services Director and by the County Attorney's Office.
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		<p>a. A description of the dwelling unit types, sizes and prices (or price ranges) projected for the development;</p> <p>b. A description of the recreational and community facilities to be included within the development, and the services to be provided in conjunction with those facilities;</p> <p>c. A description of the phasing of the development, including the mix of dwelling units and facilities to be included within each phase;</p> <p>d. A draft affordability agreement guaranteeing limitations on the sale or rental prices to be charged for the housing;</p> <p>e. A description of the tenants and/or owners association(s) to be formed along with an explanation of the means which will be used to ensure adequate maintenance of any common land or facilities which will become the responsibility of the residents of the development;</p> <p>f. The development plan and documents required shall be reviewed and approved as provided in this Code. The additional documents required herein shall be reviewed by the Development Review Committee and by the County Attorney.</p> <p>(4) Board review and approval of preliminary plats and final site plans. After review and approval of the preliminary subdivision plan and the site plan by the Development Review Committee, the application shall be submitted for consideration by the Board. Issuance of a</p>	<p>(4)(3) Board review and approval of preliminary plats <u>subdivision plan</u>, <u>master development plan</u>, and final site plans. After review and approval of the preliminary subdivision plan and /or the site plan by the Development Review Committee <u>Planning and Development Division</u>, the application <u>affordability agreement</u> shall be submitted for consideration by the Board <u>as a consent item</u>. Issuance of a development order and execution of the affordability agreement will occur upon approval <u>by the Board of County Commissioners</u>.</p> <p>(5)(4) Waivers. Any substantive requirement or standard of this Part may be waived by the Board at the time of preliminary subdivision plan and site plan approval if such waiver is permitted by state law and upon the Board finding that such waiver will result in the construction of affordable housing in the County, except that t The minimum provisions for mix of affordable housing as set forth in this Code shall not be waived. All development permits and inspection fees may be waived by the Board for applications meeting the minimum requirements of the ADO if the Board finds that said waiver advances the provision of affordable housing in Seminole County.</p> <p>(6)(5) Final plan Plat. The applicant shall have one (1) two (2) <u>two (2)</u> years from the date of preliminary <u>subdivision</u> plan approval to file for final plan plat approval for all of the areas covered in the preliminary <u>subdivision</u> plan or the preliminary approval shall lapse. An extension of the preliminary <u>subdivision</u> plan approval may be granted by the Board <u>of County Commissioners</u> for good cause upon written request of the applicant and the Board finding that good cause has been demonstrated by the applicant.</p> <p>30.9.7.4 Affordability agreement. Upon approval of an ADO, the applicant shall execute an affordability agreement in a form acceptable to the County. Such agreement shall include, but is not limited to, the following:</p>
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		<p>development order and execution of the affordability agreement will occur upon approval.</p> <p>(5) Waivers. Any substantive requirement or standard of this Part may be waived by the Board at the time of preliminary subdivision plan and site plan approval if such waiver is permitted by state law and upon the Board finding that such waiver will result in the construction of affordable housing in the County, except that the minimum provisions for mix of affordable housing as set forth in this Code shall not be waived. All development permits and inspection fees may be waived by the Board for applications meeting the minimum requirements of the ADO if the Board finds that said waiver advances the provision of affordable housing in Seminole County.</p> <p>(6) Final plan. The applicant shall have one (1) year from the date of preliminary plan approval to file for final plan approval for all of the areas covered in the preliminary plan or the preliminary approval shall lapse. An extension of the preliminary plan approval may be granted by the Board for good cause upon written request of the applicant and the Board finding that good cause has been demonstrated by the applicant.</p> <p>30.9.7.4 Affordability agreement. Upon approval of an ADO, the applicant shall execute an affordability agreement in a form acceptable to the County. Such agreement shall include, but is not limited to, the following:</p> <p>(a) Assurance that the mix of affordable housing units will be implemented as required in this</p>	<p>(a) Assurance that the mix of affordable housing units will be implemented as required in this Code and that the initial sales prices or rental amounts will be set within a range which is consistent with the definitions of affordable housing;</p> <p>(b) Provision that there will be no modification of any portion of the approval without review of all portions to ensure that the purposes of this Part are complied with.</p> <p>30.9.7.5 Development Density standards <u>table</u>.</p> <p><u>Within the LDR, MDR, HDR, and MXD Future Land Use Designations, the density bonus shall be established based on the quantity of affordable units provided. For example: for each very low income unit provided, two (2) additional market rate units may be permitted for a project with a Low Density Residential designation.</u></p> <p><u>In no case shall the density exceed the maximum density permitted by the Comprehensive Plan. The maximum bonus shall be calculated according to the table below:</u></p> <table border="1" data-bbox="1073 943 2030 1446"> <thead> <tr> <th colspan="4" data-bbox="1073 943 2030 1003">Density Standards Table</th> </tr> <tr> <th data-bbox="1073 1003 1318 1154">FLU Designation and Unit Type</th> <th data-bbox="1318 1003 1507 1154">Quantity of affordable units</th> <th data-bbox="1507 1003 1696 1154">Quantity of bonus market rate units</th> <th data-bbox="1696 1003 2030 1154">Example project using 10 acres of buildable area</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="1073 1154 2030 1260">Low Density Residential (LDR) Maximum density without bonus: 4 units per net buildable acre Maximum density with bonus: 7 units per net buildable acre</td> </tr> <tr> <td data-bbox="1073 1260 1318 1446"><u>Low Income Units</u></td> <td data-bbox="1318 1260 1507 1446" style="text-align: center;"><u>1</u></td> <td data-bbox="1507 1260 1696 1446" style="text-align: center;"><u>1.5</u></td> <td data-bbox="1696 1260 2030 1446"><u>12 affordable units = 18 extra market rate (max 70 units)</u> <u>(40 units without bonus)</u></td> </tr> </tbody> </table>	Density Standards Table				FLU Designation and Unit Type	Quantity of affordable units	Quantity of bonus market rate units	Example project using 10 acres of buildable area	Low Density Residential (LDR) Maximum density without bonus: 4 units per net buildable acre Maximum density with bonus: 7 units per net buildable acre				<u>Low Income Units</u>	<u>1</u>	<u>1.5</u>	<u>12 affordable units = 18 extra market rate (max 70 units)</u> <u>(40 units without bonus)</u>
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		Code and that the initial sales prices or rental amounts will be set within a range which is consistent with the definitions of affordable housing;	<u>Very Low Income Units</u>	1	2	10 affordable units = 20 extra market rate (max 70 units) <i>(40 units without bonus)</i>
		(b) Provision that there will be no modification of any portion of the approval without review of all portions to ensure that the purposes of this Part are complied with.	Medium Density Residential (MDR) Maximum density without bonus: 10 units per net buildable acre Maximum density with bonus: 12 units per net buildable acre			
		30.9.7.5 Development standards.	<u>Low or Very Low Income Rental</u>	1	1	10 affordable units = 10 extra market rate (max 120 units) <i>(100 units without bonus)</i>
		(a) Minimum size of project/location of project. A parcel must be at least five (5) acres and under single ownership or control or be located within a CDBG Target Area designated by the Board of County Commissioners.	<u>Low or Very Low Income Ownership</u>	1	3	5 affordable units = 15 extra market rate (max at 120 units) <i>(100 units without bonus)</i>
		(b) Uses. Residential uses shall be permitted, subject to the provisions of this Code. Residential dwelling types which may be permitted include: single-family dwellings (including zero-lot line dwellings), duplex dwellings, triplex dwellings and quadraplex dwellings. It is the intent of this Part to provide for livable communities with appropriate ancillary community uses and services. Accordingly, other non-residential uses may be approved by the Board at the time of approval of the preliminary subdivision plan or final site plan. These uses may include:	High Density Residential (HDR) Maximum density without bonus: 20 units per net buildable acre Maximum density with bonus: 22 units per net buildable acre			
		(1) Day care facilities;	<u>Low Income Units</u>	1	1	10 affordable units = 10 extra market rate (max 220 units) <i>(200 units without bonus)</i>
		(2) Community centers; or	<u>Very Low Income Units</u>	1	3	5 affordable units = 15 extra market rate (max at 220 units)
		(3) Houses of worship.				
		(c) Location of uses. Multifamily and non-residential uses shall be located near to the center of the development to be accessible to the internal				

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		<p>circulation system and so as to be remote from adjoining development. Limited passive recreational areas such as walkways and other low-intensity recreational activities may be incorporated in residential areas near the periphery of the development to act as a buffer from surrounding neighborhoods, subject to Board approval. In permitting these uses, the Board shall consider the location, character, and extent of the uses and the degree to which noise, light, glare, traffic, or other impacts of the uses or access facilities will adversely impact on the development or surrounding areas.</p> <p>(d) Density and dimensional regulations.</p> <p>(1) The overall density of development permitted in an ADO project shall be the same as established for the zoning district in which it is located, provided that the density may be increased as follows if low income housing is provided:</p> <table border="1"> <thead> <tr> <th>Percentage of Low Income Housing Units</th> <th>Maximum Dwelling Units (DUS) Per Buildable Acre</th> </tr> </thead> <tbody> <tr> <td>10 to 15 percent</td> <td>5 DUS/acre</td> </tr> <tr> <td>15 to 20 percent</td> <td>6 DUS/acre</td> </tr> <tr> <td>20 to 30 percent</td> <td>7 DUS/acre</td> </tr> </tbody> </table> <p>(2) Table 1 in an attachment to this Part sets forth the density, lot and bulk standards applicable to specific types of development under the provisions of this Part. These standards are designed to ensure usable rear yards for zero lot line and duplex structures and adequate open space between triplex and quadraplex units to</p>	Percentage of Low Income Housing Units	Maximum Dwelling Units (DUS) Per Buildable Acre	10 to 15 percent	5 DUS/acre	15 to 20 percent	6 DUS/acre	20 to 30 percent	7 DUS/acre	<p><i>(200 units without bonus)</i></p> <p>Mixed Development (MXD) <u>Maximum density without bonus: 30 units per net buildable acre</u> <u>Maximum density with bonus: 50 units per net buildable acre</u></p> <table border="1"> <tr> <td><u>Low Income Units Rental</u></td> <td><u>1</u></td> <td><u>1.5</u></td> <td><u>80 affordable units = 120 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u></td> </tr> <tr> <td><u>Very Low Income Units Rental</u></td> <td><u>1</u></td> <td><u>3</u></td> <td><u>50 affordable units = 150 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u></td> </tr> <tr> <td><u>Low Income Units Ownership</u></td> <td><u>1</u></td> <td><u>3</u></td> <td><u>50 affordable units = 150 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u></td> </tr> <tr> <td><u>Very Low Income Units Ownership</u></td> <td><u>1</u></td> <td><u>4</u></td> <td><u>40 affordable units = 160 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u></td> </tr> </table> <p>(a) — Minimum size of project/location of project. A parcel must be at least five (5) acres and under single ownership or control or be located</p>	<u>Low Income Units Rental</u>	<u>1</u>	<u>1.5</u>	<u>80 affordable units = 120 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u>	<u>Very Low Income Units Rental</u>	<u>1</u>	<u>3</u>	<u>50 affordable units = 150 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u>	<u>Low Income Units Ownership</u>	<u>1</u>	<u>3</u>	<u>50 affordable units = 150 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u>	<u>Very Low Income Units Ownership</u>	<u>1</u>	<u>4</u>	<u>40 affordable units = 160 extra market rate (max 500 units)</u> <u>(300 units without bonus)</u>
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		<p>maintain the livability of ADO units. Innovative lot design and alternative lot, yard and unit sizes may be approved on a case-by-case basis upon the Board finding that the proposed design meets the intent of this provision.</p> <p>(e) Compatibility with adjacent development. Where an ADO development abuts an existing single-family use and development, certain additional restrictions apply. Table 2 in an attachment to this Part shows which specific uses are permitted in areas immediately adjacent to the boundary of the development when an ADO abuts a single-family district. For the purposes of this Section, setbacks shall be measured from property line separating the developments and lot widths shall refer to the lot dimension along the property line with the adjacent development.</p> <p>(1) Lot widths. A wide divergence of lot widths provides the needed flexibility for developing affordable housing units. Lot widths, however, should be controlled on periphery lots adjacent to single-family neighborhoods to maintain compatibility. The number of units visible from the adjacent backyards should be the same to maintain compatibility. Minimum lot widths shall be as follows:</p> <table border="1" data-bbox="365 1198 1058 1477"> <thead> <tr> <th colspan="2">Minimum Lot Width Standards</th> </tr> <tr> <th>Adjacent Neighborhood</th> <th>ADO Project</th> </tr> </thead> <tbody> <tr> <td>150 feet</td> <td>100 feet</td> </tr> <tr> <td>100 feet</td> <td>90 feet</td> </tr> <tr> <td>90 feet</td> <td>75 feet</td> </tr> <tr> <td>75 feet</td> <td>70 feet</td> </tr> <tr> <td>70 feet</td> <td>60 feet</td> </tr> </tbody> </table>	Minimum Lot Width Standards		Adjacent Neighborhood	ADO Project	150 feet	100 feet	100 feet	90 feet	90 feet	75 feet	75 feet	70 feet	70 feet	60 feet	<p>within a CDBG Target Area designated by the Board of County Commissioners.</p> <p>(b) Uses. Residential uses shall be permitted, subject to the provisions of this Code. Residential dwelling types which may be permitted include: single-family dwellings (including zero-lot line dwellings); duplex dwellings, triplex dwellings and quadruplex dwellings. It is the intent of this Part to provide for livable communities with appropriate ancillary community uses and services. Accordingly, other non-residential uses may be approved by the Board at the time of approval of the preliminary subdivision plan or final site plan. These uses may include:</p> <p>(1) Day care facilities;</p> <p>(2) Community centers; or</p> <p>(3) Houses of worship.</p> <p>(c) Location of uses. Multifamily and non-residential uses shall be located near to the center of the development to be accessible to the internal circulation system and so as to be remote from adjoining development. Limited passive recreational areas such as walkways and other low-intensity recreational activities may be incorporated in residential areas near the periphery of the development to act as a buffer from surrounding neighborhoods, subject to Board approval. In permitting these uses, the Board shall consider the location, character, and extent of the uses and the degree to which noise, light, glare, traffic, or other impacts of the uses or access facilities will adversely impact on the development or surrounding areas.</p> <p>(d) Density and dimensional regulations:</p> <p>(1) The overall density of development permitted in an ADO project shall be the same as established for the zoning district in which it is located, provided that the density may be increased as follows if low income housing is provided:</p>
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		<p>County will increase as a result of a waiver, the Board may waive appropriate subdivision standards. The developer is encouraged to utilize innovative techniques that can reduce the costs of housing. The County shall review such proposals on a case by case basis.</p> <p>(h) Common recreation areas. Each ADO project, except those located within CDBG Target Areas designated by the Board of County Commissioners, shall provide common recreational facilities to serve development residents. Neighborhood parks shall be provided for all ADO projects and community centers may be required for projects which exceed twenty (20) acres in size. At a minimum, neighborhood parks of a minimum of one-half (½) acre in size shall be located within walking distance (1,320 feet) of each residential unit. Depending on the configuration and size of the ADO project, these parks may be located centrally or may be required to consist of two (2) or more parks located throughout the development. Each park shall be equipped with play equipment, benches, lighting and minimum landscaping and be readily accessible from sidewalk and pedestrian ways. This requirement may be satisfied if the units are within walking distance (one thousand three hundred twenty (1,320) feet) of an existing or planned off-site public recreational facility.</p> <p>(i) Community facilities. A community center area may be created to serve the development. This area shall be located near the physical center of the development and where it can be served by the internal principal street system. The</p>
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<p>widths shall refer to the lot dimension along the property line with the adjacent development.</p> <p>(1) Lot widths. A wide divergence of lot widths provides the needed flexibility for developing affordable housing units. Lot widths, however, should be controlled on periphery lots adjacent to single-family neighborhoods to maintain compatibility. The number of units visible from the adjacent backyards should be the same to maintain compatibility. Minimum lot widths shall be as follows:</p> <table border="1" data-bbox="1293 578 2028 1062"> <thead> <tr> <th colspan="2" data-bbox="1293 578 2028 638">Minimum Lot Width Standards</th> </tr> <tr> <th data-bbox="1293 638 1671 695">Adjacent Neighborhood</th> <th data-bbox="1671 638 2028 695">ADO Project</th> </tr> </thead> <tbody> <tr> <td data-bbox="1293 695 1671 753">150 feet</td> <td data-bbox="1671 695 2028 753">100 feet</td> </tr> <tr> <td data-bbox="1293 753 1671 812">100 feet</td> <td data-bbox="1671 753 2028 812">90 feet</td> </tr> <tr> <td data-bbox="1293 812 1671 870">90 feet</td> <td data-bbox="1671 812 2028 870">75 feet</td> </tr> <tr> <td data-bbox="1293 870 1671 928">75 feet</td> <td data-bbox="1671 870 2028 928">70 feet</td> </tr> <tr> <td data-bbox="1293 928 1671 987">70 feet</td> <td data-bbox="1671 928 2028 987">60 feet</td> </tr> <tr> <td data-bbox="1293 987 1671 1062">60 feet</td> <td data-bbox="1671 987 2028 1062">50 feet</td> </tr> </tbody> </table> <p>(2) Minimum house size. Affordable housing units may be smaller than typical single-family units. For single-family and zero lot line units on peripheral lots, minimum house sizes to adjacent units shall be as follows:</p> <table border="1" data-bbox="1293 1286 2028 1468"> <thead> <tr> <th colspan="2" data-bbox="1293 1286 2028 1346">Minimum House Size</th> </tr> <tr> <th data-bbox="1293 1346 1671 1403">Adjacent Neighborhood</th> <th data-bbox="1671 1346 2028 1403">ADO Project</th> </tr> </thead> <tbody> <tr> <td data-bbox="1293 1403 1671 1468">A-1</td> <td data-bbox="1671 1403 2028 1468">1,300 square feet</td> </tr> </tbody> </table>	Minimum Lot Width Standards		Adjacent Neighborhood	ADO Project	150 feet	100 feet	100 feet	90 feet	90 feet	75 feet	75 feet	70 feet	70 feet	60 feet	60 feet	50 feet	Minimum House Size		Adjacent Neighborhood	ADO Project	A-1	1,300 square feet
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		<p>community center area shall be under the management responsibility of the residents association. The community center area may provide facilities for day care, meetings and activities, and a common recreation area.</p> <p>(j) Owners associations/community associations. An association or associations shall be established in connection with any development under these ADO provisions except for those developments located within CDBG Target Areas as designated by the Board of County Commissioners. The purpose of such associations shall be to enable the residents of the project to achieve the maximum benefit therefrom, to facilitate the management of the project in the mutual interests of the residents and to maximize the continuing overall quality of the development. Those portions of a development which consist of rental housing shall provide for a tenants association. Those portions of a development which consist of non-rental units shall provide for a homeowners association. Where a development includes both rental and non-rental units, a separate umbrella association covering all residents shall be provided in addition to separate associations for owners and renters, except that a single association may represent all interests if less than ten (10) percent of the units are in either the rental or home sales category.</p>	<table border="1" data-bbox="1293 204 2055 589"> <tr> <td data-bbox="1293 204 1677 264">RC1</td> <td data-bbox="1677 204 2055 264">1,300 square feet</td> <td data-bbox="2055 204 2058 264"></td> </tr> <tr> <td data-bbox="1293 264 1677 324">R1AAAA</td> <td data-bbox="1677 264 2055 324">1,100 square feet</td> <td data-bbox="2055 264 2058 324"></td> </tr> <tr> <td data-bbox="1293 324 1677 384">R1AAA</td> <td data-bbox="1677 324 2055 384">1,100 square feet</td> <td data-bbox="2055 324 2058 384"></td> </tr> <tr> <td data-bbox="1293 384 1677 444">R1AA</td> <td data-bbox="1677 384 2055 444">700 square feet</td> <td data-bbox="2055 384 2058 444"></td> </tr> <tr> <td data-bbox="1293 444 1677 505">R1A</td> <td data-bbox="1677 444 2055 505">700 square feet</td> <td data-bbox="2055 444 2058 505"></td> </tr> <tr> <td data-bbox="1293 505 1677 589">All Other Single-family Residential Districts</td> <td data-bbox="1677 505 2055 589">700 square feet</td> <td data-bbox="2055 505 2058 589"></td> </tr> </table> <p>(f) Parking. Each dwelling unit shall be provided with not less than two (2) off-street parking spaces. In addition, one (1) or more separate areas may be set aside in each development for supplemental parking of motor vehicles. Such area(s) shall provide for adequate space for vehicles which might otherwise park on streets, but shall not exceed four (4) spaces for each ten (10) dwelling units. Such common parking areas shall be located within four hundred (400) feet of the units they serve.</p> <p>(g) Subdivision standards. Upon making findings that it would be in the best interests of the public and that the inventory of affordable housing in the County will increase as a result of a waiver, the Board may waive appropriate subdivision standards. The developer is encouraged to utilize innovative techniques that can reduce the costs of housing. The County shall review such proposals on a case-by-case basis.</p> <p>(h) Common recreation areas. Each ADO project, except those located within CDBG Target Areas designated by the Board of County Commissioners, shall provide common recreational facilities to serve development residents. Neighborhood parks shall be provided for all ADO projects and community centers may be required for projects which exceed twenty (20) acres in size. At a minimum, neighborhood parks of a minimum of one-half (1/2) acre in size shall be located within</p>	RC1	1,300 square feet		R1AAAA	1,100 square feet		R1AAA	1,100 square feet		R1AA	700 square feet		R1A	700 square feet		All Other Single-family Residential Districts	700 square feet	
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TABLE 1: SEMINOLE COUNTY UNIT TYPE DESIGN STANDARDS							
Use	Mini mu m Lot Size	Mini mu m Lot Wid th	Yards			Min imu m Ho use Size	Max imu m Cov era ge
			Fro nt	Rea r	Sid e		
Single-family	11,700	90	25	30	10	1,300 s.f.	—
Single-family	9,000	75	25	30	10	1,100 s.f.	—
Single-family	8,400	70	25	30	10	700 s.f.	30 %
Single-family	6,700	60	25	30	10	700 s.f.	30 %
Single-family	5,000	50	25	30	10	700 s.f.	40 %
Zero Lot Line:	Same standards apply except one yard may be 0 feet wide will other side yard will be twice the standard.						
Two-Family Dwelling Units							
1. (Duplex) Units on same parcel	9,000	75	25	30	10	700 s.f.	30 %

walking distance (1,320 feet) of each residential unit. Depending on the configuration and size of the ADO project, these parks may be located centrally or may be required to consist of two (2) or more parks located throughout the development. Each park shall be equipped with play equipment, benches, lighting and minimum landscaping and be readily accessible from sidewalk and pedestrian ways. This requirement may be satisfied if the units are within walking distance (one thousand three hundred twenty (1,320) feet) of an existing or planned off-site public recreational facility.

- (i) Community facilities. A community center area may be created to serve the development. This area shall be located near the physical center of the development and where it can be served by the internal principal street system. The community center area shall be under the management responsibility of the residents association. The community center area may provide facilities for day care, meetings and activities, and a common recreation area.
- (j) Owners associations/community associations. An association or associations shall be established in connection with any development under these ADO provisions except for those developments located within CDBG Target Areas as designated by the Board of County Commissioners. The purpose of such associations shall be to enable the residents of the project to achieve the maximum benefit therefrom, to facilitate the management of the project in the mutual interests of the residents and to maximize the continuing overall quality of the development. Those portions of a development which consist of rental housing shall provide for a tenants association. Those portions of a development which consist of non-rental units shall provide for a homeowners association. Where a development includes both rental and non-rental units, a separate umbrella association covering all residents shall be provided in addition to separate associations for owners and renters, except that a single association may represent all interests if less

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		2. (Twins) Units on different parcels	9,000*	37.5	25	30	10	700 s.f.	40 %
		Three-Family Dwelling Units							
		1. Units on same parcel	10,000	100	25	30	10	700 s.f.	30 %
		2. Units on different parcels	12,000*	34	25	30	10	700 s.f.	30 %
		Four-Family Dwelling Units							
		1. Units on same parcel	12,000	100	25	30	10	700 s.f.	30 %
		2. Units on different parcels	14,000*	34	25	30	10	700 s.f.	30 %
		*Total for ALL units.							

than ten (10) percent of the units are in either the rental or home sales category:

TABLE 1: SEMINOLE COUNTY UNIT TYPE DESIGN STANDARD						
Use	Minimum Lot Size	Minimum Lot Width	Yards			Minimum House Size
			Front	Rear	Side	
Single-family	11,700	90	25	30	10	1,300 s.f.
Single-family	9,000	75	25	30	10	1,100 s.f.
Single-family	8,400	70	25	30	10	700 s.f.
Single-family	6,700	60	25	30	10	700 s.f.
Single-family	5,000	50	25	30	10	700 s.f.
Zero Lot Line:	Same standards apply except one yard may be 0 feet will other side yard will be twice the standard.					
Two-Family Dwelling Units						
-1-(Duplex) Units on same parcel	9,000	75	25	30	10	700 s.f.
-2-(Twins) Units on different parcels	9,000*	37.5	25	30	10	700 s.f.
Three-Family Dwelling Units						

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TABLE 2: SEMINOLE COUNTY PERIPHERAL COMPATIBILITY						
Uses Permitted	Adjoining Zoning District					
	R-1B	R-1	R-1A	R-1AA	R-1AA A	R-1AA AA
A. Single-Family Detached	R-1BB	R-1B	R-1	R-1A	R-1AA	R-1AA A
B. SFD-Zero Lot Line*	Yes	Yes	Yes	Yes	Yes	Yes
C. Two-Family Dwelling Units						
1. Duplex—Units on same parcel						
2. Twin—Units on separate parcels	Yes	Yes	No	No	No	No
D. Three-Family Dwelling Units	Not permitted without rezoning approval.					
E. Four-Family Dwelling Units	Not permitted without rezoning approval.					

*Built to the above conventional standards.

Source: Florida Planning Group, Inc., 1991.

-1.—Units on same parcel	10,000	100	25	30	10	700 s.f.	30%
-2.—Units on different parcels	12,000 *	34	25	30	10	700 s.f.	30%
Four-Family Dwelling Units							
-1.—Units on same parcel	12,000	100	25	30	10	700 s.f.	30%
-2.—Units on different parcels	14,000 *	34	25	30	10	700 s.f.	30%

*Total for ALL units:

TABLE 2: SEMINOLE COUNTY PERIPHERAL COMPATIBILITY					
Uses Permitted	Adjoining Zoning District				
	R-1B	R-1	R-1A	R-1AA	R-1AAA
A.—Single-Family Detached	R-1BB	R-1B	R-1	R-1A	R-1AA
B.—SFD-Zero Lot Line*	Yes	Yes	Yes	Yes	Yes
C.—Two-Family Dwelling Units					
-1.—Duplex—Units on same parcel					
-2.—Twin—Units on separate parcels	Yes	Yes	No	No	No

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			<table border="1"> <tr> <td>D.-Three-Family Dwelling Units</td> <td>Not permitted without rezoning approval.</td> </tr> <tr> <td>E.-Four-Family Dwelling Units</td> <td>Not permitted without rezoning approval.</td> </tr> </table> <p>*Built to the above conventional standards: Source: Florida Planning Group, Inc., 1991.</p>	D.-Three-Family Dwelling Units	Not permitted without rezoning approval.	E.-Four-Family Dwelling Units	Not permitted without rezoning approval.
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E.-Four-Family Dwelling Units	Not permitted without rezoning approval.						

76.		PART 10. - OVERLAY DISTRICTS	
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77.	Updated graphic. No change to actual overlay.	<p>Sec. 30.10.2. - Scenic Corridor Overlay Zoning District.</p> <p>MAJOR ROADWAY MINOR ROADWAY</p>	<p>Sec. 30.10.2. - Scenic Corridor Overlay Zoning District.</p> <p>Scenic Corridor Overlay Major/Minor Roads Major Minor Rural Boundary Parcels</p>
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78.		Sec. 30.10.3. - Lake Mary Boulevard Gateway Corridor Overlay Standards Classification.	Sec. 30.10.3. - Lake Mary Boulevard Gateway Corridor Overlay Standards Classification.
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	Correct spelling.	<p>30.10.3.1 Creation. In addition to, and supplemental to, all Land Development Code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as the "Lake Mary Boulevard Gateway Corridor Overlay Standards Classification." Property within the Lake Mary Boulevard Gateway Corridor listed and described within Section 30.10.3.13 Designated Gateway Corridor, of this Part, shall be subject to all provisions herein.</p> <p>30.10.3.2 Purpose. The purpose of this Part is to insure that the designated Gateway Corridor is developed in a manner which:</p> <ul style="list-style-type: none"> (a) Insures the roadway is developed into a well landscaped, scenic gateway; (b) Provides uniform design standards to establish high quality development; (c) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures; (d) Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement; (e) Maintains and enhances property values; (f) Preserves natural features to the extent practicable; and (g) Recognizes and makes allowances for existing uses and buildings. 	<p>30.10.3.1 Creation. In addition to, and supplemental to, all Land Development Code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as the "Lake Mary Boulevard Gateway Corridor Overlay Standards Classification." Property within the Lake Mary Boulevard Gateway Corridor listed and described within Section 30.10.3.13 Designated Gateway Corridor, of this Part, shall be subject to all provisions herein.</p> <p>30.10.3.2 Purpose. The purpose of this Part is to insure ensure that the designated Gateway Corridor is developed in a manner which:</p> <ul style="list-style-type: none"> (a) Insures Ensures the roadway is developed into a well landscaped, scenic gateway; (b) Provides uniform design standards to establish high quality development; (c) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures; (d) Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement; (e) Maintains and enhances property values; (f) Preserves natural features to the extent practicable; and (g) Recognizes and makes allowances for existing uses and buildings.
79.		<p>30.10.3.7 Signage. Signs shall be erected or installed according to the following criteria:</p> <ul style="list-style-type: none"> (a) Wall signs. The maximum allowable wall sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage. Total sign area shall be the sum of all sign areas excluding window signs or opening banners. No individual wall sign shall exceed one hundred (100) square feet in 	<p>30.10.3.7 Signage. Signs shall be erected or installed according to the following criteria:</p> <ul style="list-style-type: none"> (a) Wall signs. The maximum allowable wall sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage. Total sign area shall be the sum of all sign areas excluding window signs or opening banners. No individual wall sign shall exceed one hundred (100) square feet in size for a building with less than two hundred (200) linear feet of building frontage. For buildings with building frontage

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	<p>Allow alternative materials for sign structures.</p>	<p>size for a building with less than two hundred (200) linear feet of building frontage. For buildings with building frontage exceeding two hundred (200) linear feet, no individual sign shall exceed two hundred (200) square feet in size.</p> <p>(b) Ground signs.</p> <p>(1) Only one (1) ground sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a parcel's road frontage exceeds seven hundred (700) feet, then a maximum of three (3) ground signs shall be allowed, but no closer than three hundred (300) feet apart. For the purpose of this Part, a parcel does not have to be a legally subdivided lot.</p> <p>(2) Vertical structural supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds ($\frac{2}{3}$) the horizontal width of the sign surface. A planter structure shall enclose the foot of the base. The planter shall be between two (2) and three (3) feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three (3) feet. The base and planter shall be of brick.</p> <p>(3) Any external above ground light source shall be located and hidden within the</p>	<p>exceeding two hundred (200) linear feet, no individual sign shall exceed two hundred (200) square feet in size.</p> <p>(b) Ground signs.</p> <p>(1) Only one (1) ground sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a parcel's road frontage exceeds seven hundred (700) feet, then a maximum of three (3) ground signs shall be allowed, but no closer than three hundred (300) feet apart. For the purpose of this Part, a parcel does not have to be a legally subdivided lot.</p> <p>(2) Vertical structural supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds ($\frac{2}{3}$) the horizontal width of the sign surface. A planter structure shall enclose the foot of the base. The planter shall be between two (2) and three (3) feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three (3) feet. The base and planter shall be of brick <u>or alternative materials such as rock, stone, or metal as may be approved by the Planning Manager if determined that the alternative material would be architecturally compatible.</u></p> <p>(3) Any external above ground light source shall be located and hidden within the planter bed. Light sources located outside the planter bed shall be in a burial fixture.</p> <p>(4) The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk.</p> <p>(5) The planter setback shall be a minimum of five (5) feet from the right-of-way.</p> <p>(6) The maximum allowable ground sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage but shall not exceed one hundred (100) square feet.</p>
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	<p>Remove regulation of flag type. Now, only the number of flags will be regulated (same quantity allowed as before).</p>	<p>planter bed. Light sources located outside the planter bed shall be in a burial fixture.</p> <p>(4) The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk.</p> <p>(5) The planter setback shall be a minimum of five (5) feet from the right-of-way.</p> <p>(6) The maximum allowable ground sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage but shall not exceed one hundred (100) square feet. Ground sign base, sides and top are excluded from the sign area calculation.</p> <p>(c) Maximum total sign area. In no case shall the sum of total wall sign square footage plus total ground sign square footage exceed two (2) square feet per one (1) linear foot of building frontage on any given parcel.</p> <p>(d) Movement. No ground sign nor its parts shall move, rotate or use flashing lights.</p> <p>(e) Illumination. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.</p> <p>(f) Prohibited signs. Off-premises signs, portable signs, pole signs, and temporary signs except for advertising on or attached to bus shelters.</p> <p>(g) Exempted signs. Real estate signs.</p> <p>(h) Flags. Flags are permitted as follows: a maximum of one (1) state, one (1) federal and one (1)</p>	<p>Ground sign base, sides and top are excluded from the sign area calculation.</p> <p>(c) Maximum total sign area. In no case shall the sum of total wall sign square footage plus total ground sign square footage exceed two (2) square feet per one (1) linear foot of building frontage on any given parcel.</p> <p>(d) Movement. No ground sign nor its parts shall move, rotate or use flashing lights.</p> <p>(e) Illumination. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.</p> <p>(f) Prohibited signs. Off-premises signs, portable signs, pole signs, and temporary signs except for advertising on or attached to bus shelters.</p> <p>(g) Exempted signs. Temporary signsReal estate signs.</p> <p>(h) Flags. A maximum of three (3) flags may be placed on any parcel. The maximum size of each flag shall be thirty-five (35) square feet. Flags are permitted as follows: a maximum of one (1) state, one (1) federal and one (1) local/County flag per parcel, each a maximum of thirty-five (35) square feet.</p> <p>(i) Opening banners. Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening.</p>
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		<p>local/County flag per parcel, each a maximum of thirty-five (35) square feet.</p> <p>(i) Opening banners. Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening.</p>	
80.		<p>Sec. 30.10.8. - Airports. 30.10.8.16 Noise.</p> <p>(a) Where an airport authority or other governing body operating a public-use airport has conducted a noise study in accordance with 14 CFR Part 150, or where a public-use airport owner has established noise contours pursuant to another public study approved by the Federal Aviation Administration, incompatible uses, as established in the noise study in 14 CFR Part 150, Appendix A or as a part of an alternative Federal Aviation Administration-approved public study, within the noise contours established by any of these studies, shall be prohibited except if such uses are specifically contemplated by such study with appropriate mitigation or similar techniques described in the study.</p> <p>(b) Airport Avigation Easement Boundary and Noise Level Contours (DNL). In accordance, with Policy FLU 5.7 and Policy TRA 2.2.12, Seminole County Comprehensive Plan, any new residential development within the Avigation Easement Boundary, as set forth in the Seminole County Comprehensive Plan Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL), will be required to inform potential purchasers of the impact of aircraft overflights and potential noise via an avigation easement recorded in the Public Records of Seminole County, Florida at the expense of the applicant.</p>	<p>Sec. 30.10.8. - Airports. 30.10.8.16 Noise.</p> <p>(a) Where an airport authority or other governing body operating a public-use airport has conducted a noise study in accordance with 14 CFR Part 150, or where a public-use airport owner has established noise contours pursuant to another public study approved by the Federal Aviation Administration, incompatible uses, as established in the noise study in 14 CFR Part 150, Appendix A or as a part of an alternative Federal Aviation Administration-approved public study, within the noise contours established by any of these studies, shall be prohibited except if such uses are specifically contemplated by such study with appropriate mitigation or similar techniques described in the study.</p> <p>(b) Airport Avigation Easement Boundary and Noise Level Contours (DNL). In accordance, with Policy FLU 5.7 and Policy TRA 2.2.12, Seminole County Comprehensive Plan, any new residential development within the Avigation Easement Boundary, as set forth in the Seminole County Comprehensive Plan Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL), will be required to inform potential purchasers of the impact of aircraft overflights and potential noise via an avigation easement recorded in the Public Records of Seminole County, Florida at the expense of the applicant. <u>New residential developments within the Orlando Sanford International Airport Avigation Easement Boundary, as set forth in the Seminole County Comprehensive Plan, are required to record, in the public records of Seminole County, Florida, an avigation easement over the property to inform potential residences of the impact of aircraft overflights. The avigation easement shall be in a form approved by the County, and the costs associated with preparation and recording of the easement are the responsibility of the applicant.</u></p>

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81.	Correct spelling.	<p>Sec. 30.10.11. - Creation of State Road 46 Gateway Corridor Overlay Standards Zoning Classification/description of corridor and property affected/applicability.</p> <p>...</p> <p>30.10.11.1 Purpose/application of other Code provisions.</p> <p>(a) The purposes of this Part are to insure that the designated State Road 46 gateway corridor is developed in a manner which:</p> <ol style="list-style-type: none"> (1) Ensures the development of the corridor as a well landscaped and scenic gateway. (2) Provides uniform design standards to establish high quality development. (3) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures. (4) Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement. (5) Maintains and enhances property values. (6) Preserves natural features to the maximum extent practicable. (7) Recognizes and makes allowances for existing uses and buildings. <p>(b) Unless otherwise set forth in this Part, the general provisions and procedures of this Code shall apply. General variances shall be determined in accordance with the procedures and provisions of Section 30.3.3 and variances to the design standards of this Part shall be determined in accordance with the procedures and standards set</p>	<p>Sec. 30.10.11. - Creation of State Road 46 Gateway Corridor Overlay Standards Zoning Classification/description of corridor and property affected/applicability.</p> <p>...</p> <p>30.10.11.1 Purpose/application of other Code provisions.</p> <p>(a) The purposes of this Part are to insure ensure that the designated State Road 46 gateway corridor is developed in a manner which:</p> <ol style="list-style-type: none"> (1) Ensures the development of the corridor as a well landscaped and scenic gateway. (2) Provides uniform design standards to establish high quality development. (3) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures. (4) Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement. (5) Maintains and enhances property values. (6) Preserves natural features to the maximum extent practicable. (7) Recognizes and makes allowances for existing uses and buildings. <p>(b) Unless otherwise set forth in this Part, the general provisions and procedures of this Code shall apply. General variances shall be determined in accordance with the procedures and provisions of Section 30.3.3 and variances to the design standards of this Part shall be determined in accordance with the procedures and standards set forth in Part 10 of Chapter 40 pertaining to site plan requirements.</p>

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		<p>forth in Part 10 of Chapter 40 pertaining to site plan requirements.</p>	
82.	<p>Remove term “point-of-sale” since this is being removed from the sign code (for consistency).</p>	<p>30.10.11.6 Signage.</p> <p>(a) All point of sale signs and-subdivision signs shall be ground signs in the corridor. Such ground signs shall be erected or installed according to the provisions of subsection 30.13.3(a) and the following criteria, whichever is more restrictive.</p> <p>(b) Total wall sign area shall be computed by adding the square footage of all wall sign areas on the building, excluding window signs and opening banners. The maximum permissible wall sign copy area shall not exceed one hundred (100) square feet in size on a building with less than two hundred (200) linear feet of building frontage. For buildings with building frontage exceeding two hundred (200) linear feet, no wall sign shall exceed two hundred (200) square feet in size. For the purposes of this subsection, a parcel need not be a legally subdivided lot if it is permitted to allow a unified use.</p> <p>(c) Vertical structural supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds ($\frac{2}{3}$) the horizontal width of the sign surface. A planter structure shall enclose the foot of the base. The planter shall be between two (2) feet and three (3) feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three (3) feet. The base and planter shall be constructed of brick, or alternate features such as rock, stone and metal structures may be approved if the Planning Manager determined that the alternative would be consistent with the purposes set forth in Section 30.10.11.1. Any external above</p>	<p>30.10.11.6 Signage.</p> <p>(a) All point of sale signs and subdivision signs shall be ground signs in the corridor. Such ground signs shall be erected or installed according to the provisions of subsection 30.13.3(a) and the following criteria, whichever is more restrictive.</p> <p>(b) Total wall sign area shall be computed by adding the square footage of all wall sign areas on the building, excluding window signs and opening banners. The maximum permissible wall sign copy area shall not exceed one hundred (100) square feet in size on a building with less than two hundred (200) linear feet of building frontage. For buildings with building frontage exceeding two hundred (200) linear feet, no wall sign shall exceed two hundred (200) square feet in size. For the purposes of this subsection, a parcel need not be a legally subdivided lot if it is permitted to allow a unified use.</p> <p>(c) Vertical structural supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds ($\frac{2}{3}$) the horizontal width of the sign surface. A planter structure shall enclose the foot of the base. The planter shall be between two (2) feet and three (3) feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three (3) feet. The base and planter shall be constructed of brick, or alternate features such as rock, stone and metal structures may be approved if the Planning Manager determined that the alternative would be consistent with the purposes set forth in Section 30.10.11.1. Any external above ground light source shall be located and hidden within the planter bed. Light sources located outside the planter bed shall be in a burial fixture. The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk. The planter setback shall be a minimum of five (5) feet from the right-of-way.</p> <p>(d) The maximum permissible ground sign copy area shall be one hundred (100) square feet. Ground sign base, sides and top shall be excluded from the sign area calculation.</p>

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		<p>ground light source shall be located and hidden within the planter bed. Light sources located outside the planter bed shall be in a burial fixture. The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk. The planter setback shall be a minimum of five (5) feet from the right-of-way.</p> <p>(d) The maximum permissible ground sign copy area shall be one hundred (100) square feet. Ground sign base, sides and top shall be excluded from the sign area calculation.</p> <p>(e) The total maximum permissible copy area on a parcel for both wall signs and ground signs shall be two (2) square feet for each linear foot of building frontage.</p> <p>(f) Pole signs, portable signs, temporary signs, off-premise signs and all other forms of signage are prohibited except that signs on or attached to bus shelters with or without kiosks, real estate signs, political signs, outdoor advertising signs, one (1) construction sign per project, banner signs consistent with Subparagraph 30.1243(2)d, and signs to mitigate impacts of road construction projects shall be permitted. (Note: In the case of Dick Baird, Inc. d/b/a Baird Ray Nissan vs. Seminole County (Eighteenth Judicial Circuit Court, March 6, 1995, Case Number 93-118, certiorari denied, Fifth District Court of Appeal, November 16, 1995) a three judge panel of the Circuit Court ruled that the Land Development Code's limitation of the number of American flags displayed on a parcel was invalid.)</p>	<p>(e) The total maximum permissible copy area on a parcel for both wall signs and ground signs shall be two (2) square feet for each linear foot of building frontage.</p> <p>(f) Pole signs, portable signs, temporary signs, off-premise signs and all other forms of signage are prohibited except that signs on or attached to bus shelters with or without kiosks, real estate signs, political signs, outdoor advertising signs, one (1) construction sign per project, banner signs consistent with Subparagraph 30.1243(2)d 30.13.3, and signs to mitigate impacts of road construction projects shall be permitted.</p> <p>(Note: In the case of Dick Baird, Inc. d/b/a Baird Ray Nissan vs. Seminole County (Eighteenth Judicial Circuit Court, March 6, 1995, Case Number 93-118, certiorari denied, Fifth District Court of Appeal, November 16, 1995) a three judge panel of the Circuit Court ruled that the Land Development Code's limitation of the number of American flags displayed on a parcel was invalid.)</p>
83.		<p>Sec. 30.10.12. - Oxford Place Overlay District.</p> <p>...</p>	<p>Sec. 30.10.12. - Oxford Place Overlay District.</p> <p>...</p>

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	<p>Update section reference.</p> <p>A majority of these sign standards are being relocated to part 13. They are no longer needed in this section.</p>	<p>30.10.12.8 Special exceptions. The Board of County Commissioners may permit any of the following uses upon making the findings of fact required by Section 30.1.5(a) of this Code:</p> <ul style="list-style-type: none"> (a) Communication towers; and (b) Auto-oriented business, such as, but not limited to, convenience stores, gas stations, car washes, businesses, and restaurants with a drive-through are limited to properties adjacent to the SR 436 and US 17-92 corridors. <p>...</p> <p>30.10.12.13 Open space, buffering, and landscaping.</p> <ul style="list-style-type: none"> (a) Open Space. <ul style="list-style-type: none"> (1) Open space shall be provided at a minimum of fifteen (15) percent of the gross project site for each development parcel and in compliance with Section 30.14.2.4 of this Code unless otherwise stated. (2) Open space areas shall not contain mechanical units and equipment, storage areas, or other service-related functions. (3) For development west of Oxford Road open space areas may include up to seventy-five (75) percent of stormwater retention ponds subject to Section 30.14.2.4(f). (4) Open Space within any development site must include continuous walkways linking buildings together and at least two (2) of the following features: <ul style="list-style-type: none"> a. Outdoor patio/cafe seating areas; b. Pedestrian plazas/kiosk areas; 	<p>30.10.12.8 Special exceptions. The Board of County Commissioners may permit any of the following uses upon making the findings of fact required by Section 30.1.5(a) 30.3.1.5 of this Code:</p> <ul style="list-style-type: none"> (a) Communication towers; and (b) Auto-oriented business, such as, but not limited to, convenience stores, gas stations, car washes, businesses, and restaurants with a drive-through are limited to properties adjacent to the SR 436 and US 17-92 corridors. <p>...</p> <p>30.10.12.13 Open space, buffering, and landscaping.</p> <ul style="list-style-type: none"> (a) Open Space. <ul style="list-style-type: none"> (1) Open space shall be provided at a minimum of fifteen (15) percent of the gross project site for each development parcel and in compliance with Section 30.14.2.4 of this Code unless otherwise stated. (2) Open space areas shall not contain mechanical units and equipment, storage areas, or other service-related functions. (3) For development west of Oxford Road open space areas may include up to seventy-five (75) percent of stormwater retention ponds subject to Section 30.14.2.4(f) 30.14.2.3(D). (4) Open Space within any development site must include continuous walkways linking buildings together and at least two (2) of the following features: <ul style="list-style-type: none"> a. Outdoor patio/cafe seating areas; b. Pedestrian plazas/kiosk areas; c. Water features with seating areas; d. Rain gardens and/or bioswales; e. Stormwater planters. (5) Open Space areas not containing hardscape, specific amenities, or landscaping shall be sodded. (b) Buffering. <ul style="list-style-type: none"> (1) Buffers within the Overlay District shall be required as follows:

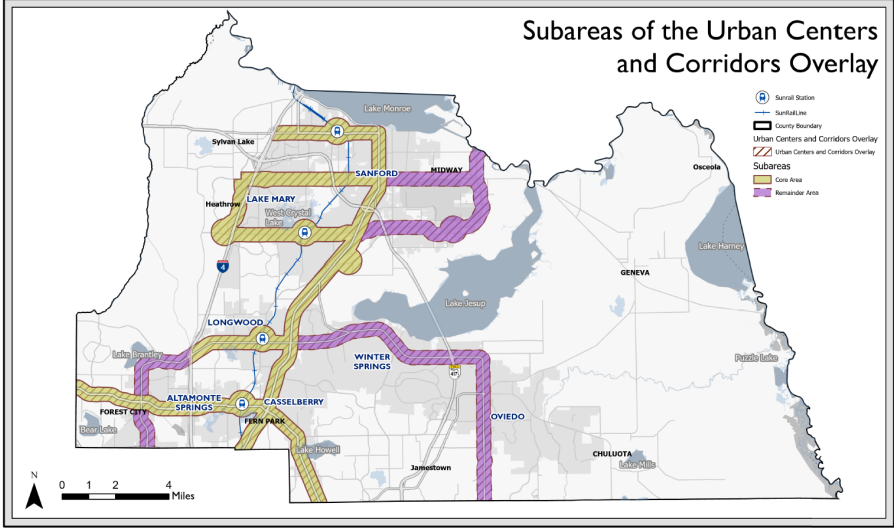
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		<p>c. Water features with seating areas;</p> <p>d. Rain gardens and/or bioswales;</p> <p>e. Stormwater planters.</p> <p>(5) Open Space areas not containing hardscape, specific amenities, or landscaping shall be sodded.</p> <p>(b) Buffering.</p> <p>(1) Buffers within the Overlay District shall be required as follows:</p> <p>a. On development sites adjacent to the District perimeter boundary not facing US 17-92 and SR 436, buffering shall be provided along the boundary in accordance with Chapter 30 Part 67, except that no such buffer shall have an opacity of less than 0.3 as specified in Section 30.14.5(b)(1).</p> <p>...</p> <p>30.10.12.15 Signage.</p> <p>(a) [Existing signs.] Business signs which conform to Part 65 Sign Regulations, SCLDC existing as of the effective date of the Oxford Place Overlay District Ordinance may continue in place and shall not require alternation or removal until such time as the property is redeveloped. Existing signs may be repaired, maintained or replaced in accordance with Part 65 Sign Regulations, SCLDC.</p> <p>(b) [New signs.] New signs within the Oxford Place Overlay District shall comply with the following standards:</p> <p>(1) Wall (building) Signs.</p>	<p>a. On development sites adjacent to the District perimeter boundary not facing US 17-92 and SR 436, buffering shall be provided along the boundary in accordance with Chapter 30 Part 67 <u>Part 14</u>, except that no such buffer shall have an opacity of less than 0.3 as specified in Section 30.14.5(b)(1) <u>30.14.6(a)</u>.</p> <p>...</p> <p>30.10.12.15 Signage.</p> <p>(a) [Existing signs.] Business signs which conform to Part 65 Sign Regulations, SCLDC existing as of the effective date of the Oxford Place Overlay District Ordinance may continue in place and shall not require alternation or removal until such time as the property is redeveloped. Existing signs may be repaired, maintained or replaced in accordance with Part 65 Sign Regulations, SCLDC.</p> <p>(b) [New signs.] New signs within the Oxford Place Overlay District shall comply with <u>the standards of Chapter 30, Part 13, except for wall signs, which shall meet</u> the following standards:</p> <p>(1) Wall (building) Signs.</p> <p>a. Wall signs may not be used in conjunction with blade signs; Must comply with the requirements of Sec. 30.13.3(3).</p> <p>b. Commercial uses (retail, office and restaurant): One sign per tenant space; area to be calculated at 0.5 square feet per linear foot of public street frontage with a maximum of thirty (30) square feet;</p> <p>c. Second-floor commercial uses may also be permitted one second-floor wall sign per tenant space per public street frontage; area to be calculated at 0.25 square feet per linear foot of second floor frontage along that public street;</p> <p>d. Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum.</p>
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		<p>a. Wall signs may not be used in conjunction with blade signs;</p> <p>b. Commercial uses (retail, office and restaurant): One sign per tenant space; area to be calculated at 0.5 square feet per linear foot of public street frontage with a maximum of thirty (30) square feet;</p> <p>c. Second-floor commercial uses may also be permitted one second-floor wall sign per tenant space per public street frontage; area to be calculated at 0.25 square feet per linear foot of second floor frontage along that public street;</p> <p>d. Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum.</p> <p><i>(Note: e-f(1-8) deleted)</i></p>	
84.	New section added to establish the Core Overlay Area.		<p><u>Sec. 30.10.14. –Overlay Areas of the Urban Centers and Corridors Overlay</u></p> <p><u>30.10.14.1. Creation of Overlay Areas.</u></p> <p>(a) <u>The Seminole County Comprehensive Plan requires the Core Area be established within the Land Development Code.</u></p> <p>(b) <u>This section establishes the criteria for the Core Area.</u></p> <p>(c) <u>Properties located within the Core Area are eligible for density and intensity incentives per the Urban Centers and Corridors Bonus Program, which is outlined in the Comprehensive Plan.</u></p> <p>(d) <u>Properties located in the Urban Centers and Corridors but not within the Core area shall be known as the “Remainder Area.” These properties are eligible for density and intensity incentives per the Urban Centers and Corridors Bonus Program, which is outlined in the Comprehensive Plan.</u></p> <p><u>30.10.14.2. Purpose.</u></p> <p><u>The purpose of the Core is to:</u></p>

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			<p>(a) <u>Encourage phased, infill, and redevelopment in a compact and walkable form;</u></p> <p>(b) <u>Promote a mix of jobs and housing;</u></p> <p>(c) <u>Support multimodal transportation and reduce sprawl; and</u></p> <p>(d) <u>Incentivize affordable and workforce housing by the private sector.</u></p> <p><u>30.10.14.3. Core Area Map.</u></p> <p><u>The Core Area Map illustrates those portions of the Urban Centers and Corridors Overlay that are part of the Core Area. All areas not designated as part of the Core Area are consider the “Remainder Area” and subject to the standards thereof.</u></p>  <p>The map, titled "Subareas of the Urban Centers and Corridors Overlay", shows various subareas including Lake Mary, Sanford, Midway, Longwood, Winter Springs, Oviedo, and others. A legend indicates that the Core Area is highlighted in yellow and the Remainder Area is highlighted in purple. The map also shows Sunrail stations, county boundaries, and the Urban Centers and Corridors Overlay.</p> <p><u>Core Area Overlay Map</u></p>
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85.		PART 11. - PARKING AND LOADING REGULATIONS	
86.		<p>Sec. 30.11.4. - Parking reductions and exceptions.</p> <p>30.11.4.1 Administrative variances. Consistent with sound engineering practices or federal or state law, the Development Services Director may approve a variance to the following off-street parking standards under the following conditions:</p>	<p>Sec. 30.11.4. - Parking reductions and exceptions.</p> <p>30.11.4.1 Administrative variances. Consistent with sound engineering practices or federal or state law, the Development Services Director may approve a variance to the following off-street parking standards under the following conditions:</p>

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	<p>The administrative variance for 50% of spaces to be decreased to a stall size of 9x18 is being removed because 80% are already outright permitted to be 9x18 per 30.11.6.2</p>	<p>(a) When granting such variance would protect and encourage the preservation of large canopy, specimen or historic trees, or significant areas of existing native vegetation or preserve existing historic buildings:</p> <p>(1) Reduction of the number of required off-street parking spaces. A maximum reduction of one (1) parking space or five (5) percent of the total number of parking spaces required, whichever is greater, may be permitted.</p> <p>(2) Reduction of the size of required off-street parking spaces. Up to fifty (50) percent of the total required two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet ninety-degree parking spaces may be reduced to a stall size of nine (9) feet by eighteen (18) feet to encourage the preservation of significant trees and native vegetation.</p> <p>(3) (2) Reduction of the amount of paved area. Paving requirements may be reduced up to twenty-five (25) percent of the total number of required parking spaces. All unpaved parking spaces shall be clearly delineated on the site plan and should be located at the periphery of the building site or otherwise located where such spaces are unlikely to be used on a continuing basis. The unpaved portion shall have a gravel, mulch, grass, turf block or any durable dust-free surface placed atop Geoweb or another structural component to ensure vehicles</p>	<p>(a) When granting such variance would protect and encourage the preservation of large canopy, specimen or historic trees, or significant areas of existing native vegetation or preserve existing historic buildings:</p> <p>(1) Reduction of the number of required off-street parking spaces. A maximum reduction of one (1) parking space or five (5) percent of the total number of parking spaces required, whichever is greater, may be permitted.</p> <p>(2) Reduction of the size of required off-street parking spaces. Up to fifty (50) percent of the total required two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet ninety-degree parking spaces may be reduced to a stall size of nine (9) feet by eighteen (18) feet to encourage the preservation of significant trees and native vegetation.</p> <p>(3) (2) Reduction of the amount of paved area. Paving requirements may be reduced up to twenty-five (25) percent of the total number of required parking spaces. All unpaved parking spaces shall be clearly delineated on the site plan and should be located at the periphery of the building site or otherwise located where such spaces are unlikely to be used on a continuing basis. The unpaved portion shall have a gravel, mulch, grass, turf block or any durable dust-free surface placed atop Geoweb or another structural component to ensure vehicles are supported as approved by the Public Works Director or County Engineer. The area waived from paving requirements shall not be credited as part of the required landscaped area or open space and stormwater management standards shall apply.</p> <p>...</p>
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		<p>are supported as approved by the Public Works Director or County Engineer. The area waived from paving requirements shall not be credited as part of the required landscaped area or open space and stormwater management standards shall apply.</p> <p>...</p>	
87.		<p>Sec. 30.11.7. - Miscellaneous design standards.</p> <p>(a) Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.</p> <p>(b) Cross-access easements. All development except single-family residential and duplex uses, with parking lots or other direct access to a public road shall, as part of the development approval process, establish cross-access easements which provide for the internal connection of the parcel to adjacent parcels unless the Public Works Director</p>	<p>Sec. 30.11.7. - Miscellaneous design standards.</p> <p>(a) Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.</p> <p>(b) Cross-access easements. All development except single-family residential and duplex uses, with parking lots or other direct access to a public road shall, as part of the development approval process, establish cross-access easements which provide for the internal connection of the parcel to adjacent parcels unless the Public Works Director makes a finding that such joint-access is not feasible or practicable based upon circumstances unique to the properties.</p> <p>(c) Setbacks and clearance of residential garages.</p> <p>(1) Front-loaded garages on residential lots must be set back a minimum of twenty (20) feet, or the minimum setback of the applicable zoning district, from the property line that the garage door faces</p>

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	<p>Clarify that attached single-family units with garages are required to be served by an alley on public streets only.</p> <p>Allow a waiver for the alley requirement on private streets.</p>	<p>makes a finding that such joint-access is not feasible or practicable based upon circumstances unique to the properties.</p> <p>(c)Setbacks and clearance of residential garages.</p> <p>(1) Front-loaded garages on residential lots must be set back a minimum of twenty (20) feet, or the minimum setback of the applicable zoning district, from the property line that the garage door faces</p> <p>(2) Garage doors facing a rear alley</p> <p>a. If on-street parking is allowed, then the garage door, facing an alley, must be set back from the edge of alley pavement as follows:</p> <p>i. Less than eight (8) feet or;</p> <p>ii. More than twenty (20) feet.</p> <p>b. If on-street parking is not allowed, then the garage door, facing an alley, must be set back more than twenty (20) feet from the edge of alley pavement</p> <p>(3) Attached single-family units with garages are required to be served by an alley regardless of unit size, unless otherwise approved by the Board of County Commissioners.</p>	<p>(2) Garage doors facing a rear alley</p> <p>a. If on-street parking is allowed, then the garage door, facing an alley, must be set back from the edge of alley pavement as follows:</p> <p>i. Less than eight (8) feet or;</p> <p>ii. More than twenty (20) feet.</p> <p>b. If on-street parking is not allowed, then the garage door, facing an alley, must be set back more than twenty (20) feet from the edge of alley pavement</p> <p>(3) Attached single-family units with garages <u>on public streets</u> are required to be served by an alley regardless of unit size, unless otherwise approved by the Board of County Commissioners. <u>On private streets, the Development services director may waive this based on compatibility with surrounding area and configurations of the lots.</u></p>
88.		PART 13. - SIGN REGULATIONS	
89.	<p>Update terminology.</p> <p>Reorganize section.</p>	<p>Sec. 30.13.3. Sign standards.</p> <p>(a) On-premise.</p> <p>(1) Permanent.</p> <p>a. <i>Point of sale.</i></p> <p>1. Maximum allowable copy area, unless otherwise specified, shall be a total sign</p>	<p>Sec. 30.13.3. Sign standards.</p> <p>(A) On-premise <u>permanent signs.</u></p> <p>(1) <u>Permanent: In general.</u></p> <p>a. <u>Point of sale: Maximum copy area.</u></p> <p>1.—Maximum allowable copy area <u>for wall and ground/pole signs,</u> unless otherwise specified, shall be a total sign area of two (2)</p>

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	<p>Provide additional sign area for corner properties.</p> <p>Clarification of safety measures for signs.</p> <p>Language relocated from 30.13.4</p> <p>Clarification signs may not impede sight triangles.</p>	<p>area of two (2) square feet for each linear foot of building frontage, unless located within a special overlay district.</p> <p>2. The total point-of-sale copy area on any site shall be the sum of all wall signs, ground/pole signs, and window signs located on the subject property and designed to be viewed from off the premises.</p> <p>3. Ground/Pole Signs.</p> <p>aa. Only one ground/pole sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet, then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a road frontage of a parcel exceeds seven hundred (700) feet, then a maximum of three (3) ground/pole signs shall be allowed, but no closer than three hundred (300) feet apart. Ground/pole signs shall not be placed on lots with less than forty (40) feet of road frontage.</p> <p>bb. The maximum height of the entire ground/pole sign structure shall be fifteen (15) feet above the elevation of the crown of the road that the sign is facing and intended to be viewed from including highways (e.g., Interstate 4).</p> <p>cc. No ground/pole sign nor its parts shall move, rotate, use animation or flashing</p>	<p>square feet for each linear foot of <u>primary</u> building frontage. <u>For buildings with a secondary frontage, a sign may placed on the secondary building frontage with a maximum copy area of one (1) square foot per linear foot of the secondary frontage</u>, unless <u>prohibited by located within</u> a special overlay district.</p> <p>2.—The total point-of-sale sign copy area on any site shall be the sum of all wall signs, ground/pole signs, and window signs located on the subject property and designed to be viewed from off the premises.</p> <p><u>b. Location Restrictions. Signs shall not be erected, constructed or maintained so as to obstruct any fire escape or any window or door or opening used as a means of egress or so as to prevent free passage from one part of a roof to any other part thereof. A sign shall not be attached in any form, shape or manner to a fire escape, nor be placed in such manner as to interfere with any opening required for ventilation.</u></p> <p><u>c. Multi-Faced Signs. On any sign with more than one face, the maximum number of surfaces visible from any location will be counted; provided, however, that all surfaces of a multi-faced sign shall be equal in size and height and contained within a common perimeter.</u></p> <p><u>d. Illumination. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign. Lights shall not exceed .5-foot candles at the property line.</u></p> <p><u>e. Visibility. No freestanding sign shall extend or be located within the sight triangle.</u></p> <p><u>(2) Freestanding signs.</u></p> <p>a. 3.—Ground/Pole Signs.</p> <p>(1) aa. Only one ground/pole sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four</p>
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	<p>Renumber section.</p> <p>Clarification of sign setback.</p>	<p>lights. Electronic message centers, including time and temperature displays shall not display messages that give an illusion of motion and shall maintain each displayed message for a minimum of five (5) seconds.</p> <p>dd. The sign structure may be erected at the property line provided no part of the sign projects over the line and is no closer than ten (10) feet to the property line.</p> <p>4. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign. Lights shall not exceed .5 foot candles at the property line.</p> <p>b. <i>Subdivision signs.</i></p> <ol style="list-style-type: none"> 1. May be located in any district, provided the development is a permitted or approved use in such a district. 2. Such signs shall not be located nearer than twenty-five (25) feet from any intersection of the street right-of-way. 3. Subdivision entrance gates and walls used as subdivision signs may exceed the height limitations otherwise established when approved by the Board of County Commissioners, provided same does not create a traffic hazard. 4. In Residential Districts, there shall be no flashing or animated signs. Also, sign lights 	<p>hundred (400) feet and is less than seven hundred (700) feet, then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a road frontage of a parcel exceeds seven hundred (700) feet, then a maximum of three (3) ground/pole signs shall be allowed, but no closer than three hundred (300) feet apart. Ground/pole signs shall not be placed on lots with less than forty (40) feet of road frontage.</p> <p>(2) bb. The maximum height of the entire ground/pole sign structure shall be fifteen (15) feet above the elevation of the crown of the road that the sign is facing and intended to be viewed from including highways (e.g., Interstate 4).</p> <p>(3) cc. No ground/pole sign nor its parts shall move, rotate, use animation or flashing lights. Electronic message centers, including time and temperature displays shall not display messages that give an illusion of motion and shall maintain each displayed message for a minimum of five (5) seconds.</p> <p>(4) dd. The sign <u>pole or base must be set back a minimum of ten structure may be erected at the property line provided no part of the sign projects over the line and is no closer than ten</u> (10) feet <u>to from</u> the property line.</p> <p>(5) <u>Vertical structural supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds (2/3) the horizontal width of the sign face. A planter structure shall enclose the foot of the base. The planter shall be between two (2) and three (3) feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three (3) feet.</u></p>
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	<p>Language removed because it is duplicative.</p> <p>Allow additional sign area for Community Shopping Centers and Regional Shopping Centers.</p> <p>Decrease the setback for subdivision signs from 25 feet to 5 feet.</p>	<p>shall be so focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto abutting property or adjacent streets or roads. Lights shall not exceed .5 foot candles at the property line.</p> <p>5. Subdivision signs shall not exceed forty-eight (48) square feet in area or a maximum height of fifteen (15) feet above the elevation of the crown of the road.</p> <p>c. <i>Flags.</i> A maximum of four (4) flags may be placed on any parcel. The maximum size of each flag shall be thirty-five (35) square feet. Should the property owner desire, one (1) large flag, a flag not exceeding one hundred forty (140) square feet may be flown in lieu of the four (4) smaller flags.</p> <p>(2) <i>Temporary.</i></p> <p>a. <i>Trailer signs.</i></p> <p>1. Each property owner, or his properly licensed agent shall prior to displaying each sign upon any premise, secure a permit for each sign from the Building Division of Seminole County. A permit shall not be valid for longer than a period of thirty (30) days, after which time, the trailer sign shall be removed from the premises. A permit cannot be renewed nor can a permit be obtained for the same business within a period of sixty (60) days after the removal of a trailer sign from the premises. No more than three (3) permits may be issued to the same business location in any one calendar year. Any business failing to remove a trailer</p>	<p>4. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign. Lights shall not exceed .5 foot candles at the property line.</p> <p><u>b. Shopping center signs.</u></p> <p>(1) <u>Shopping Centers and Commerce Centers have a concentration of businesses and non-commercial enterprises that may draw customers from throughout the region. This section of code authorizes additional freestanding sign area beyond the limits of the base allowable copy area in Section 30.13.3(A)(1)(a). This sign area shall be based on the total building area within the shopping centers as follows:</u></p> <p>a. <u>Community Shopping Centers and Commerce Centers with a building area of 150,000—399,999 sq. ft. shall be allowed an additional 150 sq. ft. of copy area for a freestanding sign.</u></p> <p>b. <u>Regional Shopping Centers and Commerce Centers with a building area of 400,000 sq. ft. or more shall be allowed an additional 200 sq. ft. of copy area for a freestanding sign.</u></p> <p>(2) <u>Shopping Center Signs are not counted towards maximum sign copy area. The maximum copy area calculation shall be used to allot wall signage for each tenant.</u></p> <p><u>c. Subdivision signs.</u></p> <p>(1) May be located in any district, provided the development is a permitted or approved use in such a district.</p> <p>(2) Such signs shall not be located nearer than twenty-five (25) five <u>(5)</u> feet from any intersection of the street right-of-way the <u>property line, and located outside of any Sight Distance Triangle.</u></p>
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	<p>Remove duplicative language.</p> <p>Language added to allow wayfinding signs.</p> <p>Add wayfinding sign examples.</p>	<p>sign from their premises, within five (5) days after the expiration or revocation of their permit, will be prohibited from obtaining a permit for a trailer sign at that business location, for a period of one hundred twenty (120) days following the removal of the sign.</p> <ol style="list-style-type: none"> 2. Trailer signs may be placed at the property line provided no traffic hazard is created, in which case, they shall be set back a minimum of ten (10) feet, and providing they are no closer than ten (10) feet to the paved surface of the road. 3. The placement of a trailer sign in a parking space that is required to meet the minimum parking requirements shall be prohibited. 4. The placement of a trailer sign in the public right-of-way will be cause for the revocation of the permit. 5. Trailer signs, exclusive of the transportation mechanism, shall not exceed the exterior measurements of eight (8) feet in height or fourteen (14) feet in length, and shall not exceed a maximum of one hundred (100) square feet in area per face. 6. Trailer signs shall be limited to commercial and industrial districts. 7. There shall be a maximum of one (1) trailer sign per business location with a minimum spacing of two hundred (200) feet between any two (2) trailer signs on the same side of the road and no more than three (3) trailer signs every one thousand (1,000) feet on the same side of the road. Business location refers to a legally subdivided parcel of land 	<ol style="list-style-type: none"> (3) Subdivision entrance gates and walls used as subdivision signs may exceed the height limitations otherwise established when approved by the Board of County Commissioners, provided same does not create a traffic hazard. (4) In Residential Districts, there shall be no flashing or animated signs. Also, sign lights shall be so focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto abutting property or adjacent streets or roads. Lights shall not exceed .5 foot candles at the property line. (5) Subdivision signs shall not exceed forty-eight (48) square feet in area or a maximum height of fifteen (15) feet above the elevation of the crown of the road. <p>c.d. <i>Flags.</i> A maximum of four (4) flags may be placed on any parcel. The maximum size of each flag shall be thirty-five (35) square feet. Should the property owner desire, one (1) large flag, a flag not exceeding one hundred forty (140) square feet may be flown in lieu of the four (4) smaller flags.</p> <p><u>e. Wayfinding Signs.</u></p> <ol style="list-style-type: none"> (1) <u>Internal development wayfinding signs may provide location maps, directions, general information and special notices to the development.</u> (2) <u>One (1) sign is permitted per access point or internal driveway intersection.</u> (3) <u>If less than four (4) square feet, wayfinding signs do not count towards maximum sign copy area.</u> <p>Figure 13.3A Wayfinding Signs Illustrative Examples</p>
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	<p>Add language to allow wall signs.</p> <p>Add wall sign examples.</p> <p>Add awning sign examples.</p> <p>Add canopy sign examples.</p>	<p>on which there may be one or more separate businesses. By way of illustration, a shopping center with multiple tenants, is classified as one business location.</p> <p>8. Each trailer sign, when in use, shall, in some manner, be securely fastened to a permanent structure or the ground; further, each trailer sign shall have its wheels locked so that only the person renting, leasing, owning, or providing the sign shall have the capability of unlocking the wheels.</p> <p>9. All incandescent bulbs in, on, or attached to any trailer sign shall be P.A.R.-rated outdoor lamps of not more than one hundred (100) watts; however, spot-type bulbs shall be prohibited on all trailer signs.</p> <p>10. Each trailer sign shall have permanently affixed and prominently displayed the name, business address, and/or phone number of the owner of the sign.</p> <p>11. The owner of any business location, with multiple tenants, may elect to provide the tenants a reasonable opportunity to utilize temporary advertising for special sales or promotions by entering into an agreement with Seminole County whereby all trailer signs would be restricted from the property and permanent changeable copy ground signs could be installed. In order to utilize this option, the owner of the business location shall sign a development order that would prohibit trailer signs from being placed on the property. The development order would permit the property owner to</p>
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(3) Wall signs.

- a. Wall signs are subject to the maximum allowable copy area calculation but are limited to a maximum of 200 square feet;
- b. Wall signs may be used in conjunction with blade signs;
- c. Wall signs should not obscure windows, grill work, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces;
- d. Electronic messaging associated with wall signs is not permitted; and
- e. Awning and canopy signs shall follow the same provisions as wall signs.

Figure 13.3B Wall sign Illustrative Examples




Figure 13.3C Awning Signs Illustrative Examples







Figure 13.3D Canopy Signs Illustrative Example

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	<p>Add language to allow window signs and graphics.</p> <p>Add window sign examples.</p> <p>Add language to allow blade signs.</p> <p>Add blade sign examples.</p>	<p>erect permanent, changeable copy reader board ground signs on the property. One (1) reader board ground sign, up to a maximum of three (3) signs per site may be authorized for each three hundred (300) feet, or fraction thereof, of the business location frontage along the primary road adjacent to the site. Each reader board ground sign shall be enclosed in a brick or masonry base, or other material as approved by the current Planning Division, whose exterior dimensions shall not exceed a height of eight (8) feet or a length of fourteen (14) feet. The copy area of the sign will not be counted against the allotted point-of-sale copy area, and the sign shall maintain a one hundred (100) feet separation from any ground/pole sign on the property.</p> <p>b. <i>Real estate signs.</i></p> <ol style="list-style-type: none"> 1. In residential districts signs shall not exceed six (6) square feet in area unless the tract size is in excess of two (2) acres. If the tract size is in excess of two (2) acres, signs shall not exceed sixty-four (64) square feet. 2. In residential districts where a subdivision is being developed or offered for sale, a combination of real estate and subdivision sign, maximum size of two hundred (200) square feet, may be erected on the property which is being developed or offered for sale until such time as the subdivision is completed. 3. In residential districts, no sign over six (6) square feet shall be erected closer than one 	 <p>(4) <u>Window graphics and signs.</u></p> <ol style="list-style-type: none"> a. <u>Window graphics and signs may be used in conjunction with other signs;</u> b. <u>Window graphics and signs are limited to thirty (30) percent of the window area. The following shall be exempt from this limitation: Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs.</u> <p>Figure 13.3E Window Signs Illustrative Examples</p>  <p>(5) <u>Blade signs.</u></p> <ol style="list-style-type: none"> a. <u>Blade signs may be used in conjunction with wall signs;</u> b. <u>Blade signs shall be permitted for uses allowed in the Commercial and Industrial Districts;</u> c. <u>Only one blade sign per establishment is permitted;</u> d. <u>The maximum allowable copy area for the blade sign shall be four (4) square feet per sign face and does not count towards the maximum allowable copy area for on-premise permanent signs;</u> e. <u>A blade sign may encroach up to three (3) feet over a private sidewalk, measured horizontally from the face of the wall, while maintaining a vertical clearance of eight (8) feet from the finished sidewalk.</u> <p>Figure 13.3F Blade Signs Illustrative Examples</p>
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	<p>Rename section title.</p> <p>Renumber section as needed.</p>	<p>hundred (100) feet from the nearest existing house.</p> <ol style="list-style-type: none"> 4. In commercial, agricultural, and industrial districts, real estate or combination real estate and subdivision signs shall not exceed three hundred (300) square feet. 5. No more than one (1) real estate sign or combination real estate and subdivision sign may be erected on any one road frontage for each tract or parcel of land offered for sale or lease. 6. The maximum height of the sign structure shall not exceed fifteen (15) feet above the elevation of the crown of the road. <p>c. <i>Construction signs.</i></p> <ol style="list-style-type: none"> 1. No more than two (2) signs denoting the owner, architect, engineer, financial institution, or contractor may be erected on a lot or parcel of land under construction. The total copy area of both signs shall not exceed one hundred (100) square feet. The sign must be removed prior to the issuance of the certificate of occupancy. 2. Such signs must be set back in accordance with the building setback requirements of the district. <p>d. <i>Banners, pennants, balloons, streamers, and similar displays.</i> Banners, pennants, balloons, streamers, and similar displays shall be allowed:</p> <ol style="list-style-type: none"> 1. One (1) time only for a new business, from two (2) weeks prior to the opening/grand opening until one (1) month after the opening/grand opening. 	 <p>(2)(B) <i>On-premise Temporary signs.</i></p> <p>a.(1) <i>Trailer signs.</i></p> <p>1.a. Each property owner, or his properly licensed agent shall prior to displaying each sign upon any premise, secure a permit for each sign from the Building Division of Seminole County. A permit shall not be valid for longer than a period of thirty (30) days, after which time, the trailer sign shall be removed from the premises. A permit cannot be renewed nor can a permit be obtained for the same business within a period of sixty (60) days after the removal of a trailer sign from the premises. No more than three (3) permits may be issued to the same business location in any one calendar year. Any business failing to remove a trailer sign from their premises, within five (5) days after the expiration or revocation of their permit, will be prohibited from obtaining a permit for a trailer sign at that business location, for a period of one hundred twenty (120) days following the removal of the sign.</p> <p>2.b. Trailer signs may be placed at the property line provided no traffic hazard is created, in which case, they shall be set back a minimum of ten (10) feet, and providing they are no closer than ten (10) feet to the paved surface of the road.</p> <p>3.c. The placement of a trailer sign in a parking space that is required to meet the minimum parking requirements shall be prohibited.</p> <p>4.d. The placement of a trailer sign in the public right-of-way will be cause for the revocation of the permit.</p> <p>5.e. Trailer signs, exclusive of the transportation mechanism, shall not exceed the exterior measurements of eight (8) feet in height</p>
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		<p>2. For noncommercial activities on parcels or lots in residential districts, from one (1) month prior to the activity until two (2) weeks after the activity.</p> <p>e. <i>Motor vehicle sign.</i> A motor vehicle sign as hereinbefore defined shall not be parked and left unattended when utilized primarily as a means of promotion or advertising.</p> <p>f. <i>Inflatable advertisement.</i> Inflatable advertising signs shall be allowed only one (1) time per year for any business location or shopping center. The permit shall be valid for no more than seven (7) days, and said sign shall not exceed a height of thirty (30) feet nor exceed a maximum of three hundred (300) square feet of copy area.</p> <p>g. <i>Signs to mitigate impacts of road construction projects.</i> Temporary signs shall be allowed on properties assigned a commercial or industrial zoning classification during the time period in which a road construction project impairs access to or visibility of a parcel and the commercial enterprise located thereon. Such signage shall be temporary in design and construction and shall not be permanently affixed to any structure of whatsoever type or nature. Such signage shall not exceed thirty-two (32) square feet in size per parcel and may consist of banners or trailer signs. The permit issued for such signage shall be valid for during the period which active road construction is occurring as determined by the Planning Manager in conjunction with the County Engineer. Such signage shall be removed not later than five (5) days after active road</p>	<p>or fourteen (14) feet in length, and shall not exceed a maximum of one hundred (100) square feet in area per face.</p> <p>6.f. Trailer signs shall be limited to commercial and industrial districts.</p> <p>7.g. There shall be a maximum of one (1) trailer sign per business location with a minimum spacing of two hundred (200) feet between any two (2) trailer signs on the same side of the road and no more than three (3) trailer signs every one thousand (1,000) feet on the same side of the road. Business location refers to a legally subdivided parcel of land on which there may be one or more separate businesses. By way of illustration, a shopping center with multiple tenants, is classified as one business location.</p> <p>8.h. Each trailer sign, when in use, shall, in some manner, be securely fastened to a permanent structure or the ground; further, each trailer sign shall have its wheels locked so that only the person renting, leasing, owning, or providing the sign shall have the capability of unlocking the wheels.</p> <p>9.i. All incandescent bulbs in, on, or attached to any trailer sign shall be P.A.R.-rated outdoor lamps of not more than one hundred (100) watts; however, spot-type bulbs shall be prohibited on all trailer signs.</p> <p>10.j. Each trailer sign shall have permanently affixed and prominently displayed the name, business address, and/or phone number of the owner of the sign.</p> <p>11.k. The owner of any business location, with multiple tenants, may elect to provide the tenants a reasonable opportunity to utilize temporary advertising for special sales or promotions by entering into an agreement with Seminole County whereby all trailer signs would be restricted from the property and permanent changeable copy ground signs could be installed. In order to utilize this option, the owner of the business location shall sign a development order that would prohibit trailer signs from being placed on the property. The development order</p>
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		<p>construction has permanently ceased for the road construction project as determined by the Planning Manager in conjunction with the County Engineer.</p> <p>(b) <i>Off-premise.</i></p> <p>(1) <i>Permanent.</i></p> <p>a. <i>Outdoor advertising signs.</i></p> <ol style="list-style-type: none"> 1. Shall be permitted as specified in the applicable zoning classifications. 2. Shall be setback in accordance with the applicable building setback requirements for the zoning districts and shall not be located nearer than one hundred (100) feet to a residential district. All structures shall be of all steel construction and of a monopole design. The base of each structure shall be surrounded by a five (5) foot deep landscaped bufferyard. The landscaped bufferyard shall be planted with suitable landscaped material, and maintained so as to ensure a minimum landscape screen of six (6) feet in height and seventy-five (75) percent opacity with one (1) year of planting. 3. On all limited access roads, except the circumferential toll expressway, commonly referred to as The Beltway, such signs shall be no closer than two thousand (2,000) feet from any other outdoor advertising sign on the same side of the highway, one thousand (1,000) feet radial distance from any other outdoor advertising sign on the same road or within five hundred (500) feet of an exit or 	<p>would permit the property owner to erect permanent, changeable copy reader board ground signs on the property. One (1) reader board ground sign, up to a maximum of three (3) signs per site may be authorized for each three hundred (300) feet, or fraction thereof, of the business location frontage along the primary road adjacent to the site. Each reader board ground sign shall be enclosed in a brick or masonry base, or other material as approved by the current Planning Division, whose exterior dimensions shall not exceed a height of eight (8) feet or a length of fourteen (14) feet. The copy area of the sign will not be counted against the allotted point-of-sale copy area, and the sign shall maintain a one hundred (100) feet separation from any ground/pole sign on the property.</p> <p>b.(2) <i>Real estate signs.</i></p> <ol style="list-style-type: none"> 1. In residential districts signs shall not exceed six (6) square feet in area unless the tract size is in excess of two (2) acres. If the tract size is in excess of two (2) acres, signs shall not exceed sixty-four (64) square feet. 2. In residential districts where a subdivision is being developed or offered for sale, a combination of real estate and subdivision sign, maximum size of two hundred (200) square feet, may be erected on the property which is being developed or offered for sale until such time as the subdivision is completed. 3. In residential districts, no sign over six (6) square feet shall be erected closer than one hundred (100) feet from the nearest existing house. 4. In commercial, agricultural, and industrial districts, real estate or combination real estate and subdivision signs shall not exceed three hundred (300) square feet. 5. No more than one (1) real estate sign or combination real estate and subdivision sign may be erected on any one road frontage for each tract or parcel of land offered for sale or lease. 6. The maximum height of the sign structure shall not exceed fifteen (15) feet above the elevation of the crown of the road.
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	<p>Add language to allow special event signage.</p>	<p>on ramp. Outdoor advertising signs, except for FDOT "Logo" format signs, shall not be permitted adjacent to the Beltway.</p> <ol style="list-style-type: none"> 4. On all other state and County roads, such signs shall be no closer than two thousand (2,000) feet from any outdoor advertising sign on the same side of the road, one thousand (1,000) feet radial distance from any other outdoor advertising sign on the same road, nor closer than one hundred fifty (150) feet from any ground/pole sign on the same side of the road. 5. "V" signs are permitted, provided they are constructed with an inner angle not to exceed thirty (30) degrees. 6. No single-faced billboard shall have an interior angle from road to face of sign in excess of forty-five (45) degrees, and shall be installed to minimize a view of the rear of a sign. 7. Maximum size of outdoor advertising signs along limited access roads shall not exceed a maximum gross area of six hundred seventy-two (672) feet, and the maximum height of the sign structure shall not exceed thirty (30) feet above the crown of the road which the sign is designed to serve. On all other state and County roads, the maximum size of outdoor advertising signs shall not exceed four hundred (400) square feet and the maximum height of the structure shall exceed thirty (30) feet above the crown of the road on which the sign is designed to serve. 	<p>e.(3) <i>Construction signs.</i></p> <p>f.a. No more than two (2) signs denoting the owner, architect, engineer, financial institution, or contractor may be erected on a lot or parcel of land under construction. The total copy area of both signs shall not exceed one hundred (100) square feet. The sign must be removed prior to the issuance of the certificate of occupancy.</p> <p>2.b. Such signs must be set back in accordance with the building setback requirements of the district.</p> <p>e.(4) <i>Banners, pennants, balloons, streamers, and similar displays.</i> Banners, pennants, balloons, streamers, and similar displays shall be allowed:</p> <p>f.a. One (1) time only for a new business, from two (2) weeks prior to the opening/grand opening until one (1) month after the opening/grand opening.</p> <p>2.b. For noncommercial activities on parcels or lots in residential districts, from one (1) month prior to the activity until two (2) weeks after the activity.</p> <p>e.(5) <i>Motor vehicle sign.</i> A motor vehicle sign as hereinbefore defined shall not be parked and left unattended when utilized primarily as a means of promotion or advertising.</p> <p>f.(6) <i>Inflatable advertisement.</i> Inflatable advertising signs shall be allowed only one (1) time per year for any business location or shopping center. The permit shall be valid for no more than seven (7) days, and said sign shall not exceed a height of thirty (30) feet nor exceed a maximum of three hundred (300) square feet of copy area.</p> <p>g.(7) <i>Signs to mitigate impacts of road construction projects.</i> Temporary signs shall be allowed on properties assigned a commercial or industrial zoning classification during the time period in which a road construction project impairs access to or visibility of a parcel and the commercial enterprise located thereon. Such signage shall be temporary in design and construction and shall not be permanently affixed to any structure of whatsoever type or nature. Such signage shall not exceed thirty-two (32) square feet in</p>
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		<p>b. <i>Public information signs.</i> Directional signs for public facilities, non-profit organizations, and civic assembly may be erected on private property in the OP district and any commercial or industrial district. Such signs may also be placed in the A-1 district, if approved by the Board of County Commissioners, upon determination that the signs would not be incompatible with the character of the area or neighborhood. Placement of such signs must be in accordance with the following restrictions:</p> <ol style="list-style-type: none"> 1. A maximum of two (2) signs per facility, organization, or church may be permitted. Each sign will be limited to six (6) square feet in area and six (6) feet in height, and may be located no closer than one hundred (100) feet to any other ground/pole sign. 2. Copy of such sign will be limited to the name of the facility, organization, or houses of worship (civic assembly), and direction to its location. 3. No such sign may be erected without verification from the Planning & Development Division that the sign and its proposed location comply with these regulations. 4. A public information sign will be removed when the County makes a determination that such sign is no longer compatible with adjacent land uses or otherwise not in conformity with this Part. <p>c. <i>Advertising benches and shelter.</i> Benches and shelters, with or without kiosks, that display advertising may be placed in close proximity to</p>	<p>size per parcel and may consist of banners or trailer signs. The permit issued for such signage shall be valid for during the period which active road construction is occurring as determined by the Planning Manager in conjunction with the County Engineer. Such signage shall be removed not later than five (5) days after active road construction has permanently ceased for the road construction project as determined by the Planning Manager in conjunction with the County Engineer.</p> <p>(b)(C) <i>Off-premise signs.</i></p> <p>(1) <i>Permanent. Outdoor advertising signs.</i></p> <p>a: <i>Outdoor advertising signs:</i></p> <p>1:a. Shall be permitted as specified in the applicable zoning classifications.</p> <p>2:b. Shall be setback in accordance with the applicable building setback requirements for the zoning districts and shall not be located nearer than one hundred (100) feet to a residential district. All structures shall be of all steel construction and of a monopole design. The base of each structure shall be surrounded by a five (5) foot deep landscaped bufferyard. The landscaped bufferyard shall be planted with suitable landscaped material, and maintained so as to ensure a minimum landscape screen of six (6) feet in height and seventy-five (75) percent opacity with one (1) year of planting.</p> <p>3:c. On all limited access roads, except the circumferential toll expressway, commonly referred to as The Beltway, such signs shall be no closer than two thousand (2,000) feet from any other outdoor advertising sign on the same side of the highway, one thousand (1,000) feet radial distance from any other outdoor advertising sign on the same road or within five hundred (500) feet of an exit or on ramp. Outdoor advertising signs, except for FDOT "Logo" format signs, shall not be permitted adjacent to the Beltway.</p>
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		<p>a bus stop, either in the public right-of-way or immediately adjacent to the right-of-way, and may be maintained in Seminole County for the use and convenience of the general public. The placement of such benches and shelters must be in accordance with a written agreement between the firm supplying the benches and shelters and Seminole County. Such agreement must include, but is not limited to:</p> <ol style="list-style-type: none"> 1. Location, size, and construction of benches and shelters; 2. Permitting and removal procedures; and 3. Maintenance and insurance responsibilities of permit holder. <p>(2) <i>Temporary.</i></p> <ol style="list-style-type: none"> a. <i>Special event signs.</i> Special event signs may be displayed a maximum of seven (7) days prior to and seven (7) days following the event. 	<p>4.d. On all other state and County roads, such signs shall be no closer than two thousand (2,000) feet from any outdoor advertising sign on the same side of the road, one thousand (1,000) feet radial distance from any other outdoor advertising sign on the same road, nor closer than one hundred fifty (150) feet from any ground/pole sign on the same side of the road.</p> <p>5.e. "V" signs are permitted, provided they are constructed with an inner angle not to exceed thirty (30) degrees.</p> <p>6.f. No single-faced billboard shall have an interior angle from road to face of sign in excess of forty-five (45) degrees, and shall be installed to minimize a view of the rear of a sign.</p> <p>7.g. Maximum size of outdoor advertising signs along limited access roads shall not exceed a maximum gross area of six hundred seventy-two (672) feet, and the maximum height of the sign structure shall not exceed thirty (30) feet above the crown of the road which the sign is designed to serve. On all other state and County roads, the maximum size of outdoor advertising signs shall not exceed four hundred (400) square feet and the maximum height of the structure shall exceed thirty (30) feet above the crown of the road on which the sign is designed to serve.</p> <p>b.(2) <i>Public information signs.</i> Directional signs for public facilities, non-profit organizations, and civic assembly may be erected on private property in the OP district and any commercial or industrial district. Such signs may also be placed in the A-1 district, if approved by the Board of County Commissioners, upon determination that the signs would not be incompatible with the character of the area or neighborhood. Placement of such signs must be in accordance with the following restrictions:</p> <p>1.a. A maximum of two (2) signs per facility, organization, or church may be permitted. Each sign will be limited to six (6) square feet in area and six (6) feet in height, and may be located no closer than one hundred (100) feet to any other ground/pole sign.</p>
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	<p>Clarify advertising benches and shelters must include the maintenance and insurance responsibilities in the agreement.</p>		<p>2-b. Copy of such sign will be limited to the name of the facility, organization, or houses of worship (civic assembly), and direction to its location.</p> <p>3-c. No such sign may be erected without verification from the Planning & Development Division that the sign and its proposed location comply with these regulations.</p> <p>4-d. A public information sign will be removed when the County makes a determination that such sign is no longer compatible with adjacent land uses or otherwise not in conformity with this Part.</p> <p>c.(3) <i>Advertising benches and shelter.</i> Benches and shelters, with or without kiosks, that display advertising may be placed in close proximity to a bus stop, either in the public right-of-way or immediately adjacent to the right-of-way, and may be maintained in Seminole County for the use and convenience of the general public. The placement of such benches and shelters must be in accordance with a written agreement between the firm supplying the benches and shelters and Seminole County. Such agreement must include, but is not limited to:</p> <p>1-a. Location, size, and construction of benches and shelters;</p> <p>2-b. Permitting and removal procedures; and</p> <p>3-c. Maintenance and insurance responsibilities of permit holder.</p> <p>(2)(4) Temporary:</p> <p>a. <i>Special event signs.</i> Special event signs may be displayed a maximum of seven (7) days following the event.</p>
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90.	The term “freestanding sign” is being updated in the definitions and would no longer be prohibited.	<p>Sec. 30.13.5. Prohibited signs.</p> <p>The following signs are prohibited:</p> <p>(1)Snipe signs.</p> <p>(2)Freestanding signs.</p> <p>(3)Any sign containing statements, words, or pictures of an obscene nature</p> <p>(4)Any sign which obstructs the view in any direction at a street, road, or access drive.</p> <p>(5)Any sign which advertises or announces any activity, business, product, service, special event, or issue which is no longer produced, conducted or at issue.</p> <p>(6)Banners, pennants, flags, balloons and similar displays, unless otherwise provided for in this Part.</p>	<p>Sec. 30.13.5. Prohibited signs.</p> <p>The following signs are prohibited:</p> <p>(1) Snipe signs.</p> <p>(2) Freestanding signs.</p> <p>(3)Any sign containing statements, words, or pictures of an obscene nature</p> <p>(4)(2)Any sign which obstructs the view in any direction at a street, road, or access drive.</p> <p>(5)Any sign which advertises or announces any activity, business, product, service, special event, or issue which is no longer produced, conducted or at issue.</p> <p>(6)(3)Banners, pennants, flags, balloons and similar displays, unless otherwise provided for in this Part.</p>
91.		<p>Sec. 30.13.6. Nonconforming signs.</p> <p>***</p> <p>(b) Point of sale signs.</p> <p>(1) Any nonconforming sign must be removed when the business or use it advertises is discontinued. Any replacement sign must conform to all existing regulations.</p> <p>(2) Any sign nonconforming due to height restrictions shall be brought into conformity with the height requirements prior to May 1, 1994. In any case where the owner of a sign or the owner of the property on which the sign is located alleges that the lowering of the sign would create a unique hardship, such an owner may request that a variance be granted by the Board of Adjustment. Such request must be filed within thirty (30) days of the sign owner or the property owner receiving written notice from the Planning Division directing that the sign be lowered. The Board of Adjustment shall hear the variance request at a public</p>	<p>Sec. 30.13.6. Nonconforming signs.</p> <p>***</p> <p>(b) Point of sale signs. All other nonconforming signs.</p> <p>(1) Any nonconforming sign must be removed when the business or use it advertises is discontinued. Any replacement sign must conform to all existing regulations.</p> <p>(2) Any sign nonconforming due to height restrictions shall be brought into conformity with the height requirements prior to May 1, 1994. In any case where the owner of a sign or the owner of the property on which the sign is located alleges that the lowering of the sign would create a unique hardship, such an owner may request that a variance be granted by the Board of Adjustment. Such request must be filed within thirty (30) days of the sign owner or the property owner receiving written notice from the Planning Division directing that the sign be lowered. The Board of Adjustment shall hear the variance request at a public meeting and may grant a variance after finding that, based on competent and substantial evidence, the lowering of the sign would create a unique hardship on the owner of the sign or the property owner.</p>

#	Subject and purpose	Old text/ location	New text/ location
	Update terminology since “point-of-sale” is being removed as a term.	<p>meeting and may grant a variance after finding that, based on competent and substantial evidence, the lowering of the sign would create a unique hardship on the owner of the sign or the property owner.</p> <p>(3) Any sign nonconforming due to the utilization of movement or the illusion of motion shall be brought into conformity prior to December 1, 1990.</p> <p>(4) All nonconforming banners, pennants, flags, balloons, streamers, wind driven devices and similar displays shall be removed prior to June 1, 1990.</p> <p>(c) No sign shall be construed to be a nonconforming sign if it was erected without a building permit having been obtained and/or without the prior approval of the Planning Division.</p>	<p>(3) Any sign nonconforming due to the utilization of movement or the illusion of motion shall be brought into conformity prior to December 1, 1990.</p> <p>(4) All nonconforming banners, pennants, flags, balloons, streamers, wind driven devices and similar displays shall be removed prior to June 1, 1990.</p> <p>(c) No sign shall be construed to be a nonconforming sign if it was erected without a building permit having been obtained and/or without the prior approval of the Planning Division.</p>
92.	Allow additional signage for office developments . Height max remains the same at 15 feet.	<p>Sec. 30.13.16. RP and OP signage regulations.</p> <p>30.13.16.1 Each building lot shall be permitted one (1) identification sign, not to exceed sixteen (16) square feet in area. Such sign shall not exceed fifteen (15) feet in height and not be closer than ten (10) feet to any lot line. Except for a single identification sign and the usual address sign, no other signs shall be permitted.</p>	<p>Sec. 30.13.16. RP and OP signage regulations.</p> <p>30.13.16.1 Each building lot shall be permitted one (1) identification sign, not to exceed sixteen (16) square feet in area. Such sign shall not exceed fifteen (15) feet in height and not be closer than ten (10) feet to any lot line. Except for a single identification sign and the usual address sign, no other signs shall be permitted.</p> <p><u>Freestanding signs are limited to a maximum of twenty-four (24) square feet.</u></p> <p><u>(A) Main entrance. At a main entrance to an office development, one (1) detached pole sign giving the name of the principal tenant may be permitted. No sign shall exceed one (1) square foot in area for each one (1) linear foot of lot frontage along the street on which the sign faces and shall be limited to a total structure height of fifteen (15) feet above grade. A sign may be illuminated provided the bulbs are not visible; however, no flashing lights or lights giving the illusion of motion shall be permitted. Sign illumination shall be of low intensity so as not to be a nuisance to surrounding areas.</u></p> <p><u>(B) Directory sign. A directory sign not intended or designed to be read from a roadway may be permitted within the office complex.</u></p>

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			<u>(C) Prohibited signs. The following types of signs shall be prohibited: Off-premises advertising signs or billboards, trailer signs, snipe signs, and window signs which are visible from any residential building or public right-of-way.</u>
93.		PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE	
94.	Update title.	Sec. 30.14.1. Purpose, intent, and definitions.	Sec. 30.14.1. <u>General Purpose and Water-efficient landscaping criteria intent, and definitions.</u>
95.	Clarify purpose of open space.	<p>Sec. 30.14.2. Open space.</p> <p>30.14.2.1 Purpose and Applicability.</p> <p>(a) (a)The purpose of this Part is to provide clear standards for the establishment, function, and maintenance of open space areas within all developments.</p> <p>(b) Single-family residential development in any zoning district is exempt from this Section except in the Planned Development (PD) District or where specifically required by another Section of this Code. Nonresidential uses, where permitted in a single-family district (i.e., by Special Exception) shall be required to provide open space.</p> <p>(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4.</p> <p>(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code</p>	<p>Sec. 30.14.2. Open space.</p> <p>30.14.2.1 Purpose and Applicability.</p> <p>(a) <u>The purpose of open space areas within developments is to provide areas for: The purpose of this Part is to provide clear standards for the establishment, function, and maintenance of open space areas within all developments:</u></p> <ol style="list-style-type: none"> 1) <u>active and passive recreation for residents, employees, and visitors of the development;</u> 2) <u>conservation and restoration of natural systems and wildlife habitats; and</u> <p><u>preservation of community character through views of vegetation and natural features.</u></p> <p>(b) Single-family residential development in any zoning district is exempt from this Section except in the Planned Development (PD) District or where specifically required by another Section of this Code. Nonresidential uses, where permitted in a single-family district (i.e., by Special Exception) shall be required to provide open space.</p> <p>(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of</p>

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	Simplify open space requirements by allowing all types of development to follow the same standards.	applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.	<p>Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4.</p> <p>(d)—The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area. The standard open space requirement as required by the zoning district is as follows:</p> <table border="1" data-bbox="1087 574 1780 1471"> <thead> <tr> <th data-bbox="1087 574 1419 634">Zoning District</th> <th data-bbox="1419 574 1780 634">Open Space Percentage</th> </tr> </thead> <tbody> <tr> <td data-bbox="1087 634 1419 695">A-1</td> <td data-bbox="1419 634 1780 695">=</td> </tr> <tr> <td data-bbox="1087 695 1419 755">A-3</td> <td data-bbox="1419 695 1780 755">=</td> </tr> <tr> <td data-bbox="1087 755 1419 815">A-5</td> <td data-bbox="1419 755 1780 815">=</td> </tr> <tr> <td data-bbox="1087 815 1419 875">A-10</td> <td data-bbox="1419 815 1780 875">=</td> </tr> <tr> <td data-bbox="1087 875 1419 935">OP</td> <td data-bbox="1419 875 1780 935">25%</td> </tr> <tr> <td data-bbox="1087 935 1419 995">CN</td> <td data-bbox="1419 935 1780 995">25%</td> </tr> <tr> <td data-bbox="1087 995 1419 1055">CS</td> <td data-bbox="1419 995 1780 1055">25%</td> </tr> <tr> <td data-bbox="1087 1055 1419 1115">C-1</td> <td data-bbox="1419 1055 1780 1115">25%</td> </tr> <tr> <td data-bbox="1087 1115 1419 1175">C-2</td> <td data-bbox="1419 1115 1780 1175">25%</td> </tr> <tr> <td data-bbox="1087 1175 1419 1235">C-3</td> <td data-bbox="1419 1175 1780 1235">25%</td> </tr> <tr> <td data-bbox="1087 1235 1419 1295">M-1A</td> <td data-bbox="1419 1235 1780 1295">25%</td> </tr> <tr> <td data-bbox="1087 1295 1419 1356">M-1</td> <td data-bbox="1419 1295 1780 1356">25%</td> </tr> <tr> <td data-bbox="1087 1356 1419 1416">M-2</td> <td data-bbox="1419 1356 1780 1416">25%</td> </tr> <tr> <td data-bbox="1087 1416 1419 1471">PLI</td> <td data-bbox="1419 1416 1780 1471">25%</td> </tr> </tbody> </table>	Zoning District	Open Space Percentage	A-1	=	A-3	=	A-5	=	A-10	=	OP	25%	CN	25%	CS	25%	C-1	25%	C-2	25%	C-3	25%	M-1A	25%	M-1	25%	M-2	25%	PLI	25%
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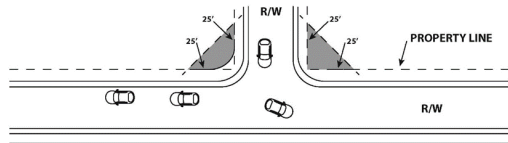
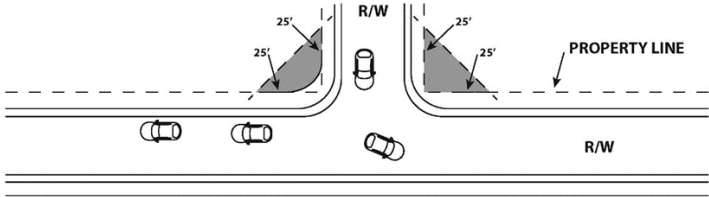
			<table border="1"> <tr> <td><u>PD</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>RC-1</u></td> <td>=</td> </tr> <tr> <td><u>R-1AAAA</u></td> <td>=</td> </tr> <tr> <td><u>R-1AAA</u></td> <td>=</td> </tr> <tr> <td><u>R-1AA</u></td> <td>=</td> </tr> <tr> <td><u>R-1A</u></td> <td>=</td> </tr> <tr> <td><u>R-1</u></td> <td>=</td> </tr> <tr> <td><u>R-1B</u></td> <td>=</td> </tr> <tr> <td><u>R-1BB</u></td> <td>=</td> </tr> <tr> <td><u>R-2</u></td> <td>=</td> </tr> <tr> <td><u>R-3</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>R-3A</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>R-4</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>RM-1</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>RM-2</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>RM-3</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>RP</u></td> <td><u>25%</u></td> </tr> <tr> <td><u>UC</u></td> <td><u>25%</u></td> </tr> </table>	<u>PD</u>	<u>25%</u>	<u>RC-1</u>	=	<u>R-1AAAA</u>	=	<u>R-1AAA</u>	=	<u>R-1AA</u>	=	<u>R-1A</u>	=	<u>R-1</u>	=	<u>R-1B</u>	=	<u>R-1BB</u>	=	<u>R-2</u>	=	<u>R-3</u>	<u>25%</u>	<u>R-3A</u>	<u>25%</u>	<u>R-4</u>	<u>25%</u>	<u>RM-1</u>	<u>25%</u>	<u>RM-2</u>	<u>25%</u>	<u>RM-3</u>	<u>25%</u>	<u>RP</u>	<u>25%</u>	<u>UC</u>	<u>25%</u>
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96.	The Open Space sections are being significantly	PLEASE SEE SUMMARY OF CHANGES: OPEN SPACE (ATTACHMENT) TO VIEW CHANGES TO SECTIONS 30.14.2.1- 30.14.2.5	PLEASE SEE SUMMARY OF CHANGES: OPEN SPACE (ATTACHMENT) TO VIEW CHANGES TO SECTIONS 30.14.2.1- 30.14.2.5																																				

#	Subject and purpose	Old text/ location	New text/ location
	reorganized to simplify.	Sections 30.14.2.2 <i>Nonresidential Open Space</i> , 30.14.2.3 <i>Residential Open Space</i> , and 30.14.2.4 <i>Infill, Redevelopment, and Mixed-Use Open Space</i> , are being compiled into one section: 30.14.2.2 Open Space in General .	
97.	The Buffering sections are being significantly reorganized to simplify.	PLEASE SEE SUMMARY OF CHANGES: BUFFERING (ATTACHMENT) TO VIEW CHANGES TO SECTIONS 30.14.3-30.14.12	PLEASE SEE SUMMARY OF CHANGES: BUFFERING (ATTACHMENT) TO VIEW CHANGES TO SECTIONS 30.14.3-30.14.12
98.	Add exemption for certain properties to the fence permitting requirement. Clarify the additional half foot for fencing is for	Sec. 30.14.19. Fences. (a) A building permit is required for any fence or wall to be erected, replaced, or needs major repair. A major repair shall be considered a segment of fence or wall on more than ten (10) percent of the total linear feet of the existing fence or wall, two (2) or more fence or wall panels, or more than eighteen (18) linear feet, whichever is less. Building permit applications must include a certified survey showing the location of the proposed fence or wall; however, the Planning Manager may waive this requirement and allow a plot plan or site plan when the survey corner markers will be made visible for inspection by the Building Inspector. If determination for compliance to approved plans cannot be made by exposed survey corner markers, the Building Inspector may require a string line from survey corner marker to survey corner marker to ensure compliance. If the Building Inspector is still unable to determine if compliance is met due to site conditions, it is the responsibility of the contractor or owner, if owner/builder permits, to provide a site built survey to verify compliance with the approved plans. (b) Residential zoning classifications: fences and walls are limited to a maximum height of four (4) feet within the front	Sec. 30.14.19. Fences. (a) A building permit is required for any fence or wall to be erected, replaced, or needs major repair, <u>except as otherwise stated</u> . A major repair shall be considered a segment of fence or wall on more than ten (10) percent of the total linear feet of the existing fence or wall, two (2) or more fence or wall panels, or more than eighteen (18) linear feet, whichever is less. Building permit applications must include a certified survey showing the location of the proposed fence or wall; however, the Planning Manager may waive this requirement and allow a plot plan or site plan when the survey corner markers will be made visible for inspection by the Building Inspector. If determination for compliance to approved plans cannot be made by exposed survey corner markers, the Building Inspector may require a string line from survey corner marker to survey corner marker to ensure compliance. If the Building Inspector is still unable to determine if compliance is met due to site conditions, it is the responsibility of the contractor or owner, if owner/builder permits, to provide a site built survey to verify compliance with the approved plans. <u>A building permit is not required for fences on properties with a detached single-family or duplex unit that meet all of the following conditions:</u> <ol style="list-style-type: none"> 1. <u>Does not impede the function or maintenance of any designated easement;</u> 2. <u>Is not adjacent to wetlands, water bodies, or their required buffers;</u> 3. <u>Uses commonly commercially available fencing materials, such as wood, vinyl, PVC, or aluminum; and</u>

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	<p>embellishments only.</p> <p>Add language to allow double frontage lots to have fence adjacent to secondary right of way.</p> <p>Update section reference.</p> <p>Expand fencing type options for properties with ag zoning.</p> <p>Expand fencing options for A-1 properties in platted residential</p>	<p>yard and side street setbacks and six (6) feet six (6) inches within the side and rear yard setbacks except as provided in (f) of this Section. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of-way.</p> <p>(c) Commercial or Industrial zoning classifications: fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility per (c)(4) of this Section and Section 250.91, Code of Ordinances. Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer unless required under Chapter 30 Part 14.</p> <p>(d) Agricultural zoning classifications: fences and walls are limited to a maximum height of five (5) feet and an additional one (1) foot for embellishments within the front yard setback; and eight (8) feet within the side and rear yard setbacks. Fences located within the front yard setback must be open split rail; steel woven wire may be used behind split rail fencing for animal containment, but no barbed wire is permitted. These regulations shall not apply to property having an agricultural classification from the Seminole County Property Appraiser.</p> <p>(e) Planned Developments: Unless otherwise stated in the recorded Development Order or Developer's Commitment Agreement, all fences or walls will comply with this Section.</p> <p>(f) Setback distance requirements will be as follows:</p> <p>(1) No side street setback will be required from any side property line adjoining railroad right-of-way or a limited access highway.</p> <p>(2) For corner lots in residentially zoned properties, including residential Planned Developments unless otherwise stated in the development order, the secondary front yard or side street setback may be</p>	<p><u>4. Does not exceed six (6) feet in height, but may include an additional six (6) inches for embellishments.</u></p> <p>(b) Residential zoning classifications: fences and walls are limited to a maximum height of four (4) feet within the front yard and side street setbacks and six (6) feet, <u>but may include an additional six (6) inches for embellishments</u> six (6) inches within the side and rear yard setbacks except as provided in (f) of this Section. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of-way. <u>In the case of double frontage lots, a fence may be placed on the rear property line facing the secondary right-of-way.</u></p> <p>(c) Commercial or Industrial zoning classifications: fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility per (c)(4) <u>(f)(3)</u> of this Section and Section 250.91, Code of Ordinances. Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer unless required under Chapter 30 Part 14.</p> <p>(d) Agricultural zoning classifications: fences and walls are limited to a maximum height of five (5) feet and an additional one (1) foot for embellishments within the front yard setback; and eight (8) feet within the side and rear yard setbacks. Fences located within the front yard setback must be open split rail, <u>open picket, or decorative metal such as wrought iron</u>; steel woven wire may be used behind split rail fencing for animal containment, but no barbed wire is permitted. These regulations shall not apply to property having an agricultural classification from the Seminole County Property Appraiser. <u>In the case of double frontage lots, a fence may be placed on the rear property line facing the secondary right-of-way. In addition, properties zoned A-1 but located in a platted residential subdivision within the urban service area may opt to comply with the residential fences regulations contained in 30.14.19(b).</u></p> <p>(e) Planned Developments: Unless otherwise stated in the recorded Development Order or Developer's Commitment Agreement, all fences or walls will comply with this Section.</p> <p>(f) Setback distance requirements will be as follows:</p> <p>(1) No side street setback will be required from any side property line adjoining railroad right-of-way or a limited access highway.</p>
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	<p>subdivisions in the urban area.</p>	<p>reduced to five (5) feet provided the visual clearance (sight line triangle) requirements of (c)(4) of this Section can be met and with approval by the Seminole County Traffic Engineering Division. Building permit applications requesting the reduction of the side street setback must include a certified survey indicating the adjacent rights-of-way.</p> <p>(3) Fences, walls, hedges, plantings, or other obstructions must maintain visual clearance requirements at the intersection on corner lots. The visual clearance triangle must be fifteen (15) feet for residentially and agriculturally zoned property, or twenty-five (25) feet for commercially or industrially zoned property at a street intersection unless otherwise approved by the County Engineer. The visual clearance triangle is measured from the property corner adjoining the intersection of rights-of-way the distance described above with a line joining points on those lines.</p>  <p>(4) Any fence, wall, hedge, planting (except plants defined as shoreline vegetation in FAC 62-340-450), or other obstruction adjacent to a natural water body is limited to a maximum height of four (4) feet. Any fence or wall greater than four (4) feet must be located a minimum distance of thirty (30) feet from the normal high water elevation of a natural water body. Building permit applications for fences or walls adjacent to a natural water body must include</p>	<p>(2) For corner lots in residentially zoned properties, including residential Planned Developments unless otherwise stated in the development order, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance (sight line triangle) requirements of (c)(4) of this Section can be met and with approval by the Seminole County Traffic Engineering Division. Building permit applications requesting the reduction of the side street setback must include a certified survey indicating the adjacent rights-of-way.</p> <p>(3) Fences, walls, hedges, plantings, or other obstructions must maintain visual clearance requirements at the intersection on corner lots. The visual clearance triangle must be fifteen (15) feet for residentially and agriculturally zoned property, or twenty-five (25) feet for commercially or industrially zoned property at a street intersection unless otherwise approved by the County Engineer. The visual clearance triangle is measured from the property corner adjoining the intersection of rights-of-way the distance described above with a line joining points on those lines.</p>  <p>(4) Any fence, wall, hedge, planting (except plants defined as shoreline vegetation in FAC 62-340-450), or other obstruction adjacent to a natural water body is limited to a maximum height of four (4) feet. Any fence or wall greater than four (4) feet must be located a minimum distance of thirty (30) feet from the normal high water elevation of a natural water body. Building permit applications for fences or walls adjacent to a natural water body must include a certified survey no less than five (5) years old indicating the Normal High Water Elevation.</p> <p>(g) In all zoning districts, a chain link fence and other non-privacy fences (e.g., clear plastic and metal or aluminum picket fences) that are not opaque but</p>
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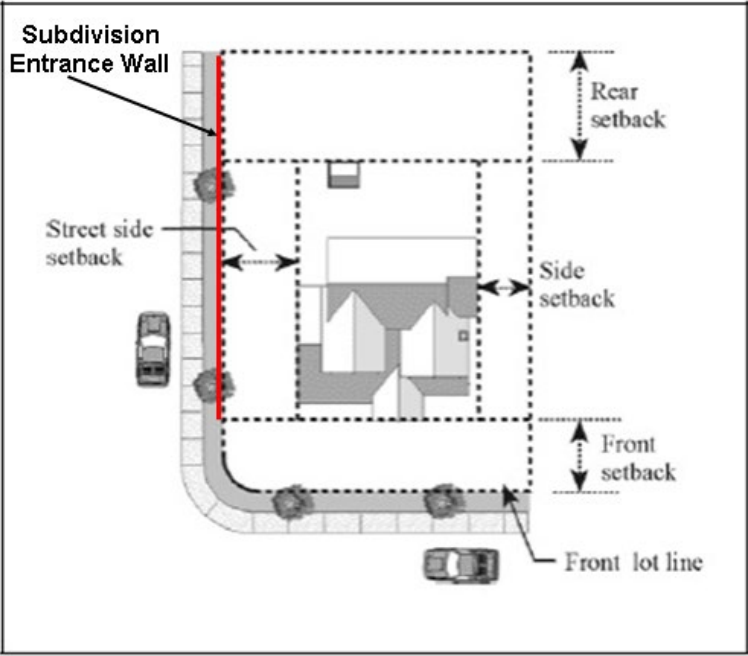
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		<p>a certified survey no less than five (5) years old indicating the Normal High Water Elevation.</p> <p>(g) In all zoning districts, a chain link fence and other non-privacy fences (e.g., clear plastic and metal or aluminum picket fences) that are not opaque but function similarly to a chain link fence in that they do not obstruct the view with a maximum height of six (6) feet six (6) inches may be permitted on a vacant parcel, except as provided in (b) of this Section.</p> <p>(h) Entrance walls to a subdivision may be erected closer to streets or roads only on approval of the Board of County Commissioners.</p> <p>(i) No barbed-wire fence shall be erected in any residential district except for security of public utilities. Barbed wire may be used on security fences erected in any commercial or industrial district or for security of public utilities, provided such use is limited to three (3) strands, a minimum of six (6) feet above the ground.</p> <p>(j) No fence or wall shall be erected or project beyond the property line or be located within required visual clearance areas.</p> <p>(k) A fence shall be uniform in construction, design, material, color and pattern, and the fence material shall be a standard material conventionally used by the fence industry. Nontraditional materials, including, but not limited to, tires, mufflers, and hubcaps, are prohibited. Open split-rail fences shall be permitted.</p> <p>(l) All fences shall be maintained in their original upright condition.</p> <p>(m) Fences and walls designed for painting or similar surface finish shall be maintained in their original condition as designed. Any walls or fences which have been defaced shall be promptly restored to their original condition.</p>	<p>function similarly to a chain link fence in that they do not obstruct the view with a maximum height of six (6) feet with an additional six (6) inches for embellishments six (6) inches may be permitted on a vacant parcel, except as provided in (b) of this Section, with an approved building permit.</p> <p>(h) Entrance walls to a subdivision may be erected closer to streets or roads only on approval of the Board of County Commissioners.</p> <p>(i) No barbed-wire fence shall be erected in any residential district except for security of public utilities. Barbed wire may be used on security fences erected in any commercial or industrial district or for security of public utilities, provided such use is limited to three (3) strands, a minimum of six (6) feet above the ground.</p> <p>(j) No fence or wall shall be erected or project beyond the property line or be located within required visual clearance areas.</p> <p>(k) A fence shall be uniform in construction, design, material, color and pattern, and the fence material shall be a standard material conventionally used by the fence industry. Nontraditional materials, including, but not limited to, tires, mufflers, and hubcaps, are prohibited. Open split-rail fences shall be permitted.</p> <p>(l) All fences shall be maintained in their original upright condition.</p> <p>(m) Fences and walls designed for painting or similar surface finish shall be maintained in their original condition as designed. Any walls or fences which have been defaced shall be promptly restored to their original condition.</p> <p>(n) Missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality, subject to permitting requirements in (a) of this Section.</p> <p>(o) Gates and posts are limited to the same maximum heights and required setbacks for fences and walls provided in (b), (c), (d), and (e) of this Section, including architectural embellishments. Gates shall not swing into adjacent properties or encroach into the right-of-way.</p> <p>(p) Where grade elevations along adjoining properties differ, fence/wall height shall be measured from the finished ground floor elevation of the property having the higher ground floor elevation.</p> <p>(q) Any fence greater in height than provided in this Section or within the required yard setbacks shall not be erected without approval of the Board of Adjustment after a public hearing. Reductions to the side street setback as provided in (f)(2)</p>
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	<p>Add language to recommend finished side of fencing to be visible from the right of way.</p> <p>Add language recommending circumstances where walls or fences are preferred around the perimeter of subdivisions.</p> <p>Add the option for corner lots where a</p>	<p>(n) Missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality, subject to permitting requirements in (a) of this Section.</p> <p>(o) Gates and posts are limited to the same maximum heights and required setbacks for fences and walls provided in (b), (c), (d), and (e) of this Section, including architectural embellishments. Gates shall not swing into adjacent properties or encroach into the right-of-way.</p> <p>(p) Where grade elevations along adjoining properties differ, fence/wall height shall be measured from the finished ground floor elevation of the property having the higher ground floor elevation.</p> <p>(q) Any fence greater in height than provided in this Section or within the required yard setbacks shall not be erected without approval of the Board of Adjustment after a public hearing. Reductions to the side street setback as provided in (f)(2) will not require Board of Adjustment approval unless otherwise determined by the Planning Manager.</p>	<p>will not require Board of Adjustment approval unless otherwise determined by the Planning Manager.</p> <p><u>(r) The face of any fence or wall visible to the public should be erected with the finished side facing out.</u></p> <p><u>(s) Subdivision perimeter fencing: Walls surrounding the perimeter of subdivisions are discouraged. However, when the back of homes within a subdivision are adjacent to a right-of-way, solid walls shall be allowed to discourage a mix of private fences and to provide a consistent edge. If a development voluntarily provides a wall due to the above condition, the enclosure shall be constructed of cement or masonry materials, rather than vinyl or wood and any required landscaping shall be on the side of the wall facing the right-of-way.</u></p> <p><u>Pedestrian access: Walls located along a right-of-way are required to have openings or pedestrian gates every 500 feet or less, or every five (5) lots, whichever is less, and must be paired with a pathway to ensure pedestrian connectivity. Alternative distances between pedestrian gates or openings may be approved by the Development Services Director based on site layout and characteristics.</u></p> <p><u>(t) Subdivision walls on private lots. For corner lots where a subdivision wall exists adjacent to the side street property line (secondary front yard), a fence of equal height shall be permitted at the property line without a variance. However, if the fence projects in front of the front yard building line (into the front yard setback) the height is limited to 4 feet. See figure 14.19 below.</u></p>
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	<p>subdivision wall is adjacent to the side lot boundary to have a fence matching the height of the wall without a variance.</p>		 <p>Figure 14.19</p> <p><u>If the property owner elects to erect a fence perpendicular to the existing subdivision wall, the fence shall not be erected beyond the property line.</u></p>
99.		<p>Chapter 35 - SUBDIVISION REGULATIONS</p>	
100		<p>PART 2. - PROCEDURES FOR SECURING APPROVAL OF PLATS</p>	
101	<p>Update that plats are approved administratively rather than by the Board of County</p>	<p>Sec. 35.14. - Review of final plat. (a) <i>Purpose.</i> The purpose of the final plat is to insure the preparation, completion, and recording of a final plat map and its accompanying legal documentation and the review and approval of final technical submittals and engineering drawings. (b) <i>Initiation point.</i> All submittals must be presented to the current planning office.</p>	<p>Sec. 35.14. - Review of final plat. (a) <i>Purpose.</i> The purpose of the final plat is to insure <u>ensure</u> the preparation, completion, and recording of a final plat map and its accompanying legal documentation and the review and approval of final technical submittals and engineering drawings. (b) Initiation point <u>Submittals.</u> All submittals must be presented to the current planning office. <u>Planning and Development Division. Submittals shall be as</u></p>

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	Commissioner s.	<p>(c) <i>Submittals</i>. All submittals shall be as required by <u>section 35.44</u>, Required submittals for final plat, and any submittals required as a condition of preliminary plan approval.</p> <p>(d) <i>Fees</i>. Fees for final plat review, as adopted from time to time by the board, must be paid to Seminole County, Florida, at the time the submittal is made to the current planning office.</p> <p>(e) <i>Review process</i>. All final plats shall be subjected to a standard review process as outlined below:</p> <ol style="list-style-type: none"> (1) All submittals are received by the current planning office, compiled and distributed to the appropriate members of the development review committee. (2) The submittals shall be reviewed by the development review committee with the applicant or his representative present. (3) If the plat does not meet all requirements, the developer shall have the option to either appear before the planning and zoning commission or submit, within sixty (60) days, a revised final plat, without fee, for review by the development review committee. Any revisions after the first one will require an additional final plat fee and will be subject to the same sixty-day deadline. Deadlines may be extended by the development review committee upon receipt of written request prior to the expiration date. (4) If the plat complies with all requirements, it shall be presented to the Board of County Commissioners within thirty (30) days of determination of compliance. The vice chairman shall have the authority to sign final plats in the absence of the chairman. 	<p><u>required by Section 35.44, and any submittals required as a condition of preliminary plan approval.</u></p> <p><u>As required by Florida Statutes, as may be amended, within seven (7) business days after receipt of a plat or replat submittal, the Development Services Director or designee shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal.</u></p> <p>(c) <i>Submittals</i>. All submittals shall be as required by section 35.44, Required submittals for final plat, and any submittals required as a condition of preliminary plan approval.</p> <p>(d) <i>Fees</i>. Fees for final plat review, as adopted from time to time by the board, must be paid to Seminole County, Florida, at the time the submittal is made to the current planning office Planning and Development Division.</p> <p>(e)-(d) <i>Review process</i>. All final plats shall be subjected to a standard review process as outlined below:</p> <ol style="list-style-type: none"> (1) All submittals are received by the current planning office, compiled and distributed to the appropriate members of the development review committee. Upon determination by the Development Services Director or designee that the submittal is sufficient to process for review; the submittal shall be distributed to the appropriate members of the development review committee for review. (2) The submittals shall be reviewed by the development review committee with the applicant or his representative present. If the Development Services Director or designee determines that the plat or replat does not meet all requirements to be approved, the applicant will be notified in writing. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The applicant may resubmit a revised plat or replat submittal based on the identified areas of noncompliance. (3) If the plat does not meet all requirements, the developer shall have the option to either appear before the planning and zoning commission or submit, within sixty (60) days, a revised final plat, without fee, for review by the development review committee. Any revisions after the
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#	Subject and purpose	Old text/ location	New text/ location
		<p>(5) The current planning office shall notify the applicant in writing of the decision of the Board of County Commissioners.</p> <p>(f) Final engineering plans shall be valid for a maximum period of one (1) year following approval, unless: (1) the final plat has been recorded; or (2) a construction permit, in compliance with <u>Chapter 80</u> of this Code, has been obtained; or (3) the Development Review Manager determines, prior to recording of the plat, that the plans are in compliance with all applicable code requirements and the requirements of state and federal laws. If any matter is not in strict compliance with law, the Development Review Manager shall direct that the engineering plans be resubmitted for all appropriate reviews under this Code.</p>	<p>first one will require an additional final plat fee and will be subject to the same sixty-day deadline. Deadlines may be extended by the development review committee upon receipt of written request prior to the expiration date.</p> <p>(4) If the plat complies with all requirements, <u>the Development Services Director or designee will administratively approve the plat or replat. Prior to the plat or replat being offered for recording, evidence of approval must be placed on the plat. it shall be presented to the Board of County Commissioners within thirty (30) days of determination of compliance. The vice chairman shall have the authority to sign final plats in the absence of the chairman.</u></p> <p>(5) The current planning office shall notify the applicant in writing of the decision of the Board of County Commissioners.</p> <p>(f) Final engineering plans shall be valid for a maximum period of one (1) year following approval, unless: (1) the final plat has been recorded; or (2) a construction permit, in compliance with <u>Chapter 80</u> of this Code, has been obtained; or (3) the Development Review Manager determines, prior to recording of the plat, that the plans are in compliance with all applicable code requirements and the requirements of state and federal laws. If any matter is not in strict compliance with law, the Development Review Manager shall direct that the engineering plans be resubmitted for all appropriate reviews under this Code.</p>
102		<p>Sec. 35.16. - Home construction prior to plat recording.</p> <p>(a) Model Homes. Notwithstanding any provision of this part to the contrary, building permits for homes may be issued for the construction of model homes within a subdivision prior to plat recording if an estoppel letter, in a form acceptable to the County Attorney, is submitted and the Development Services Director or designee determines that the model homes are to be located at appropriate locations with appropriate and adequate safeguards to the public health, safety and welfare. The estoppel letter shall be in recordable form</p>	<p>Sec. 35.16. - Home construction prior to plat recording.</p> <p>(a) Model Homes. Notwithstanding any provision of this part to the contrary, building permits for homes may be issued for the construction of model homes within a subdivision prior to plat recording if an estoppel letter, in a form acceptable to the County Attorney, is submitted and the Development Services Director or designee determines that the model homes are to be located at appropriate locations with appropriate and adequate safeguards to the public health, safety and welfare. The estoppel letter shall be in recordable form and contain a covenant that no conveyance of the lots or parcels upon which the model homes are located shall occur until after the plat for the subdivision is approved and recorded.</p>

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	Updated references to Florida Statutes	<p>and contain a covenant that no conveyance of the lots or parcels upon which the model homes are located shall occur until after the plat for the subdivision is approved and recorded.</p> <p>(b) Expedited Residential Subdivision Building Permits.</p> <p>(1) Purpose. The purpose of this section is to establish a process, pursuant to Section 177.073, Florida Statutes, as amended, to expedite issuance of building permits for residential subdivisions prior to final plat recording if certain requirements are met, as set forth herein.</p> <p>(2) Submittal Requirements. Submittals for the expedited residential subdivision building permit process are required to include the following:</p> <p>(A) An Expedited Residential Subdivision Building Permit Application. The application must include identification of the percentage of planned homes or the number of building permits, not to exceed the thresholds set forth in Section 177.031, Florida Statutes, to be issued prior to recording of the final plat for the residential subdivision.</p> <p>(B) Application Fee. As per adopted Fee Schedule.</p> <p>(C) Ownership Disclosure Form and supporting documents.</p> <p>(D) Owner Authorization Form. Required if the applicant is not the property owner.</p> <p>(E) Plot Plan. For the purposes of this section, "plot plan" means a scaled plan showing the existing and proposed improvements within the boundary of a lot, including, but not limited to, structures, infrastructure, utilities, and boundary lines of the lot in relation to each</p>	<p>(b) Expedited Residential Subdivision Building Permits.</p> <p>(1) Purpose. The purpose of this section is to establish a process, pursuant to Section 177.073, Florida Statutes, as amended, to expedite issuance of building permits for residential subdivisions prior to final plat recording if certain requirements are met, as set forth herein.</p> <p>(2) Submittal Requirements. Submittals for the expedited residential subdivision building permit process are required to include the following:</p> <p>(A) An Expedited Residential Subdivision Building Permit Application. The application must include identification of the percentage of planned homes or the number of building permits, not to exceed the thresholds set forth in Section 177.031 177.073, Florida Statutes, to be issued prior to recording of the final plat for the residential subdivision.</p> <p>(B) Application Fee. As per adopted Fee Schedule.</p> <p>(C) Ownership Disclosure Form and supporting documents.</p> <p>(D) Owner Authorization Form. Required if the applicant is not the property owner.</p> <p>(E) Plot Plan. For the purposes of this section, "plot plan" means a scaled plan showing the existing and proposed improvements within the boundary of a lot, including, but not limited to, structures, infrastructure, utilities, and boundary lines of the lot in relation to each other. A separate plot plan is required for each individual lot requesting an expedited building permit.</p> <p>(F) An emergency access and water supply plan. The plan is required to show adequate fire department access to the subdivision and sufficient water supply to those lots seeking expedited building permits and must be approved by the Fire Marshall. The emergency access and supply plan must be complied with throughout construction in accordance with NFPA 1.</p> <p>(4) Bonds Sureties. The applicant is required to submit a valid performance bond surety to guarantee the installation of necessary</p>
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	Updated language for clarity	<p>other. A separate plot plan is required for each individual lot requesting an expedited building permit.</p> <p>(F) An emergency access and water supply plan. The plan is required to show adequate fire department access to the subdivision and sufficient water supply to those lots seeking expedited building permits and must be approved by the Fire Marshall. The emergency access and supply plan must be complied with throughout construction in accordance with NFPA 1.</p> <p>(4) Bonds. The applicant is required to submit a valid performance bond to guarantee the installation of necessary improvements, as per Section 177.031(9), Florida Statutes, in the amount of one hundred thirty (130) percent of the construction costs. Cost for construction shall be: (1) estimated by the applicant's engineer, or (2) a copy of the contract between the applicant/developer and the contractor. The amount of the performance bond must be approved as adequate by the County Engineer, the Utilities Department, if applicable or their designees. This bonding requirement may also be met by escrow deposit, cashier's check, certified check, or an alternative document as approved by the Board of County Commissioners, which may include an irrevocable letter of credit or developer agreement.</p> <p>(5) Addressing. Those lots requesting Expedited Residential Subdivision Building Permits must be pre-addressed after the approval of the Preliminary Plan by the Planning and Zoning</p>	<p>improvements, as per Section 177.031(9) 177.073, Florida Statutes, in the amount of one hundred thirty (130) percent of the construction costs. Cost for construction shall be: (1) estimated by the applicant's engineer, or (2) a copy of the contract between the applicant/developer and the contractor. The amount of the performance bond surety must be approved as adequate by the County Engineer, the Utilities Department, if applicable or their designees. This bonding surety requirement may also be met by bond, escrow deposit, cashier's check letter of credit, certified check, or an alternative document as approved by the Board of County Commissioners, which may include an irrevocable letter of credit or developer agreement.</p> <p>(5) Addressing. Those lots requesting Expedited Residential Subdivision Building Permits must be pre-addressed after the approval of the Preliminary Plan by the Planning and Zoning Commission and prior to submission of an Expedited Residential Subdivision Building Permit Application. This can be accomplished by making a request to the Addressing Supervisor, or designee, with the approved Preliminary Plan at least ten (10) working days prior to the submission of an Expedited Residential Subdivision Building Permit Application. Plans required by Addressing must include the approved street names, adjacent road names, entrance locations, lot numbers, all possible lot division lines, and north arrow. Assigned addresses are subject to change until the plat has been recorded. The Addressing Supervisor or designee shall have the authority to deviate from these standards as necessary to ensure the safety of the general public.</p> <p>(6) Criteria for approval. The following criteria are required to be met for approval and issuance of expedited residential subdivision building permits:</p> <p>(A) The Preliminary Plan (also referred to as and used interchangeably with "Preliminary Subdivision Plan" and "Preliminary site plan" as per the Land Development Code and "Preliminary Plat" as per Section 177.073, Florida Statutes), Site Plan, and Final Engineering</p>
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		<p>Commission and prior to submission of an Expedited Residential Subdivision Building Permit Application. This can be accomplished by making a request to the Addressing Supervisor, or designee, with the approved Preliminary Plan at least ten (10) working days prior to the submission of an Expedited Residential Subdivision Building Permit Application. Plans required by Addressing must include the approved street names, adjacent road names, entrance locations, lot numbers, all possible lot division lines, and north arrow. Assigned addresses are subject to change until the plat has been recorded. The Addressing Supervisor or designee shall have the authority to deviate from these standards as necessary to ensure the safety of the general public.</p> <p>(6) Criteria for approval. The following criteria are required to be met for approval and issuance of expedited residential subdivision building permits:</p> <p>(A) The Preliminary Plan (also referred to as and used interchangeably with "Preliminary Subdivision Plan" and "Preliminary site plan" as per the Land Development Code and "Preliminary Plat" as per Section 177.073, Florida Statutes), Site Plan, and Final Engineering Plan must be approved and in compliance with this Land Development Code, the Florida Building Code, the Fire Code and Section 177.031, Florida Statutes.</p> <p>(B) Proof that the applicant provided the Preliminary Plan, the Site Plan and the Final Engineering Plan to the applicable electric, gas,</p>	<p>Plan must be approved and in compliance with this Land Development Code, the Florida Building Code, the Fire Code and Section 177.031 Chapter 177, Florida Statutes.</p> <p>(B) Proof that the applicant provided the Preliminary Plan, the Site Plan and the Final Engineering Plan to the applicable electric, gas, water, and wastewater utilities servicing the property; and</p> <p>(C) All proposed structures seeking an expedited building permit must meet the requirements for an approved master building permit or the most recently adopted Florida Building Code requirements.</p> <p>(D) The emergency access and water supply plan must be approved by the Fire Marshall in accordance with NFPA 1.</p> <p>(E) Adequate addressing and installation of street signs in accordance with the requirements outlined in this Chapter and Chapter 40 of the Code of Ordinances must be completed.</p> <p>(F) Proof that the applicant holds a valid performance bond, approved by the County, for 130 percent of the uncompleted necessary improvements, as defined above; and</p> <p>(G) Execution of an indemnification and hold harmless agreement in favor of the County, pursuant to Section 177.031(10) 177.073, Florida Statutes.</p> <p>(7) Restrictions. Applicants may not:</p> <p>(A) Transfer ownership of lots until the final plat is approved and recorded in the Public Records of Seminole County, Florida.</p> <p>(B) Obtain a temporary or final certificate of occupancy until the final plat has been recorded.</p> <p>(C) Occupy or allow occupation of any structure prior to issuance of a certificate of occupancy.</p>
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		<p>water, and wastewater utilities servicing the property; and</p> <p>(C) All proposed structures seeking an expedited building permit must meet the requirements for an approved master building permit or the most recently adopted Florida Building Code requirements.</p> <p>(D) The emergency access and water supply plan must be approved by the Fire Marshall in accordance with NFPA 1.</p> <p>(E) Adequate addressing and installation of street signs in accordance with the requirements outlined in this Chapter and Chapter 40 of the Code of Ordinances must be completed.</p> <p>(F) Proof that the applicant holds a valid performance bond, approved by the County, for 130 percent of the uncompleted necessary improvements, as defined above; and</p> <p>(G) Execution of an indemnification and hold harmless agreement in favor of the County, pursuant to Section 177.031(10), Florida Statutes.</p> <p>(7) Restrictions. Applicants may not:</p> <p>(A) Transfer ownership of lots until the final plat is approved and recorded in the Public Records of Seminole County, Florida.</p> <p>(B) Obtain a temporary or final certificate of occupancy until the final plat has been recorded.</p> <p>(C) Occupy or allow occupation of any structure prior to issuance of a certificate of occupancy.</p>	
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103		PART 4. - REQUIRED SUBMITTALS	
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104	Remove requirement for hardcopies to be submitted.	<p>Sec. 35.42. - Required submittals for development plan. The development plan shall be drawn at a reasonable scale (one (1) inch to one hundred (100) feet), submitted in nine (9) copies, and shall show the following: </p>	<p>Sec. 35.42. - Required submittals for development plan. The development plan shall be drawn at a reasonable scale (one (1) inch to one hundred (100) feet), submitted in nine (9) copies, and shall show the following: </p>
105	<p>Remove requirement for hardcopies to be submitted.</p> <p>Allow Director to waive HOA requirement. This is necessary since plats will be approved administratively.</p> <p>Update title of personnel</p>	<p>Sec. 35.43. - Required submittals for preliminary plan. Required submittals for the preliminary plan shall consist of a plat, preliminary engineering drawings, and other auxiliary submittals as herein stated.</p> <p>(a) Plan requirements. A preliminary plan, drawn at a reasonable scale (one (1) inch to one hundred (100) feet) by a registered surveyor and engineer and submitted in nine (9) copies, showing graphically or by notes: ... (13)Homeowners association. All developments whose submitted plan indicates the existence of one (1) or more areas to be held in common by the property owners shall have established and maintained a homeowners association membership in which will be required for all purchasers of lots or parcels of land within the plat. Said association shall be established by the developer at the time, and as a condition, of platting and shall be acceptable to County. Upon request of the developer and a showing of undue hardship, the Board of County Commissioners, at its sole discretion, may waive the requirement of this provision. ... (c)Other submittals. (1)Arbor information. The location of all trees, as defined by the Arbor Ordinance, in rights-of-way and easements shall be submitted to the Arbor section,</p>	<p>Sec. 35.43. - Required submittals for preliminary plan. Required submittals for the preliminary plan shall consist of a plat, preliminary engineering drawings, and other auxiliary submittals as herein stated.</p> <p>(a) Plan requirements. A preliminary plan, drawn at a reasonable scale (one (1) inch to one hundred (100) feet) by a registered surveyor and engineer and submitted in nine (9) copies, showing graphically or by notes: ... (13)Homeowners association. All developments whose submitted plan indicates the existence of one (1) or more areas to be held in common by the property owners shall have established and maintained a homeowners association membership in which will be required for all purchasers of lots or parcels of land within the plat. Said association shall be established by the developer at the time, and as a condition, of platting and shall be acceptable to County. Upon request of the developer and a showing of undue hardship, the Board of County Commissioners Development Services Director, at its sole discretion, may waive the requirement of this provision. ... (c)Other submittals. (1)Arbor information. The location of all trees, as defined by the Arbor Ordinance, in rights-of-way and easements shall be submitted to the Arbor section, Current Planning Office. This submittal may be an aerial photograph. Application for arbor permit will be made at this stage. The Arbor Inspector will also review excavation and fill plans to determine possible tree replacement requirements. (2)Covenants. A draft copy of any proposed protective covenants or deed restrictions shall be submitted.</p>

#	Subject and purpose	Old text/ location	New text/ location
	<p>Remove specific department names for simplicity.</p> <p>Remove outdated language regarding transportation management plan. This would have already been reviewed during engineering plan review.</p>	<p>Current Planning Office. This submittal may be an aerial photograph. Application for arbor permit will be made at this stage. The Arbor Inspector will also review excavation and fill plans to determine possible tree replacement requirements.</p> <p>(2)Covenants. A draft copy of any proposed protective covenants or deed restrictions shall be submitted.</p> <p>(3)Dredge and fill. If any dredging or filling operation is intended in development of the area, application shall be made to the Planning Manager for dredge and fill permitting. No such work will be done prior to issuance of such permit.</p> <p>(4)Erosion control. Provisions for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading, site preparation, and construction.</p> <p>(5)Additional data. Such other additional information shall be submitted as deemed necessary by the County Engineering Division, the utilities division, Development Review Division and the current planning office to insure conformity with the requirements of this section and other sections of this Code and other applicable laws, ordinances, and regulations.</p> <p>...</p> <p>(7)Transportation management plan. The provisions of section 30.445(o) relating to the requirements of a Transportation management plan shall be applicable.</p>	<p>(3)Dredge and fill. If any dredging or filling operation is intended in development of the area, application shall be made to the Planning Manager Development Services Director for dredge and fill permitting. No such work will be done prior to issuance of such permit.</p> <p>(4)Erosion control. Provisions for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading, site preparation, and construction.</p> <p>(5)Additional data. Such other additional information shall be submitted as deemed necessary by the County Engineering Division, the utilities division, Development Review Division and the current planning office to insure ensure conformity with the requirements of this section and other sections of this Code and other applicable laws, ordinances, and regulations.</p> <p>...</p> <p>(7)Transportation management plan. The provisions of section 30.445(o) relating to the requirements of a Transportation management plan shall be applicable.</p>
106		<p>Sec. 35.44. - Required submittals for final plat. The required submittals, meeting the legal requirements of platting, of the final plan shall consist of a fully executed correct plat map, meeting all state and County standards,</p>	<p>Sec. 35.44. - Required submittals for final plat. The required submittals, meeting the legal requirements of platting, of the final plan shall consist of a fully executed correct plat map, meeting all state and County standards, final engineering drawings and auxiliary submittals, to include</p>

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	Remove hardcopy requirement	<p>final engineering drawings and auxiliary submittals, to include a boundary survey signed and sealed by a professional surveyor and mapper registered in Florida, and all required legal instruments.</p> <p>(a) <i>General</i>. The final plat shall be drawn with black drawing ink on linen tracing cloth, or equally durable material, using sheets twenty-four (24) inches by thirty-six (36) inches. Each sheet shall have a marginal line completely around the sheet placed to leave a three-inch binding margin on the left and a one-inch margin on the other three (3) sides. Final plats shall meet all the requirements of Chapter 177, Florida Statutes, and shall be so certified by the land surveyor. The final plat shall be at a scale of not more than one (1) inch to one hundred (100) feet. All dimensions shall be scaled to the nearest one-hundredth of a foot and angles to the nearest second of a degree.</p> <p>(b) <i>Plat Requirements</i>. The final plat shall constitute only that portion of the approved preliminary plan which the subdivider proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Eleven (11) copies of the final plat and seven (7) complete sets of the final engineering plans must be provided, showing the following information:</p> <ol style="list-style-type: none"> (1) Title block to include the name of subdivision, the appropriate section, township, and range, and the words, "Seminole County, Florida." (2) The legal description of the area contained within the plat with bearings and distances and with references to a subdivision corner tie. (3) A vicinity map, at scale, showing the proposed subdivision in relation to the surrounding streets. (4) The location of all permanent reference markers (PRMs) in conformance with state statutes. 	<p>a boundary survey signed and sealed by a professional surveyor and mapper registered in Florida, and all required legal instruments.</p> <p>(a) <i>General</i>. The final plat shall be drawn with black drawing ink on linen tracing cloth, or equally durable material, using sheets twenty-four (24) inches by thirty-six (36) inches. Each sheet shall have a marginal line completely around the sheet placed to leave a three-inch binding margin on the left and a one-inch margin on the other three (3) sides. Final plats shall meet all the requirements of Chapter 177, Florida Statutes, and shall be so certified by the land surveyor. The final plat shall be at a scale of not more than one (1) inch to one hundred (100) feet. All dimensions shall be scaled to the nearest one-hundredth of a foot and angles to the nearest second of a degree.</p> <p>(b) <i>Plat Requirements</i>. The final plat shall constitute only that portion of the approved preliminary plan which the subdivider proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Eleven (11) copies of the final plat and seven (7) complete sets of the final engineering plans must be provided, showing the following information:</p> <ol style="list-style-type: none"> (1) Title block to include the name of subdivision, the appropriate section, township, and range, and the words, "Seminole County, Florida." (2) The legal description of the area contained within the plat with bearings and distances and with references to a subdivision corner tie. (3) A vicinity map, at scale, showing the proposed subdivision in relation to the surrounding streets. (4) The location of all permanent reference markers (PRMs) in conformance with state statutes. (5) A legend which defines all symbols, shows stated and graphic scale, and displays north arrow. (6) Sufficient data to determine readily, and to reproduce on the ground, the location, bearing, and length of each street right-of-way line, boundary line, block line, and building line, whether curved or straight, adequately correlated with monuments and markers. (7) The right-of-way lines, widths, and names of all streets and roads. (8) The radius, central angle, chord, chord bearings and arcs of all curved streets, and curved property lines.
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	<p>Clarify engineering plans are approved prior to final plat-consistent with existing practice.</p> <p>Update terminology</p>	<p>(for corporations), or Chapter 689, Florida Statutes (for individuals).</p> <p>(15) A certificate of joinder and consent and approval by mortgagee on the plat or as a separate instrument.</p> <p>(16) A statement that reads: "NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County""</p> <p>(17) A statement on the face of any plat for non-single- family residential development not having early encumbrance and reservation of the development's public facility capacity shall read: "NOTICE: See Seminole County Development Order Number _____, recorded in the Public Record Books of Seminole County, Florida, for contingencies as to public facility capacity encumbrance or reservation and other information."</p> <p>(c) <i>Engineering Drawings.</i> Seven (7) copies each of final engineering plans and specifications for the following improvements, both on-site and off-site, shall be submitted to the Planning and Development Division at the same time as Final Plat submittal:</p> <p>(1) Water system. Size, material, and location of water mains, plus valves and hydrants.</p> <p>(2) Sewer system. Size, material, and location of lines, with submittal of profile where required.</p> <p>(3) Storm water drainage facilities.</p> <p>(4) Bulkheads.</p> <p>(5) Streets.</p> <p>(6) Sidewalks, bicycle paths, and pedestrian paths.</p> <p>(7) Excavation and fill.</p>	<p>(1) Water system. Size, material, and location of water mains, plus valves and hydrants.</p> <p>(2) Sewer system. Size, material, and location of lines, with submittal of profile where required.</p> <p>(3) Storm water drainage facilities.</p> <p>(4) Bulkheads.</p> <p>(5) Streets.</p> <p>(6) Sidewalks, bicycle paths, and pedestrian paths.</p> <p>(7) Excavation and fill.</p> <p>(8) Cross-sections at fifty-foot intervals or greater for off-site improvements as recommended by the Development Review Manager.</p> <p>(d) <i>Preliminary Subdivision Plan.</i> A copy of the approved preliminary subdivision plan shall be attached to each submitted copy of the final engineering plan.</p> <p>(e) <i>As-Built Plot Plans.</i> Submittal of an As-Built Plot Plan, herein defined as a post-construction survey signed and sealed by a Registered Land Surveyor in the State of Florida identifying all property lines and the locations of all utilities, easements, and construction improvements, shall be required for each lot within a residential subdivision that was developed utilizing the Expedited Residential Subdivision Building Permit process.</p> <p>(f) <i>Additional Required Legal Submittals.</i> The approval of the Final Plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the County Engineer, the Environmental Services Department Director, Development Services Director and/or County Attorney as appropriate.</p> <p>(1) Bonds-Sureties.</p> <p>(A) The approval of any plat shall be subject to the subdivider guaranteeing the installation of storm drainage facilities, bulkheads, streets, and water and sewer lines by filing a performance bond or bonds surety or sureties in the amount of one hundred ten (110) percent of the construction costs, including landfill. Cost for construction shall be 1) estimated by the subdivider's engineer or 2) a copy of the contract provided. The amount of the performance bond surety must be approved as adequate by the County Engineer, the Environmental Services Utilities Department Director. In lieu of performance bonding surety, improvements may be installed following Final Plat approval and</p>
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	<p>Update department names</p> <p>Update to allow plats to be approved administratively</p> <p>Update personnel title</p>	<p>(8) Cross-sections at fifty-foot intervals or greater for off-site improvements as recommended by the Development Review Manager.</p> <p>(d) <i>Preliminary Subdivision Plan</i>. A copy of the approved preliminary subdivision plan shall be attached to each submitted copy of the final engineering plan.</p> <p>(e) <i>As-Built Plot Plans</i>. Submittal of an As-Built Plot Plan, herein defined as a post-construction survey signed and sealed by a Registered Land Surveyor in the State of Florida identifying all property lines and the locations of all utilities, easements, and construction improvements, shall be required for each lot within a residential subdivision that was developed utilizing the Expedited Residential Subdivision Building Permit process.</p> <p>(f) <i>Additional Required Legal Submittals</i>. The approval of the Final Plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the County Engineer, the Environmental Services Department Director, Development Services Director and/or County Attorney as appropriate.</p> <p>(1) <i>Bonds</i>.</p> <p>(A) The approval of any plat shall be subject to the subdivider guaranteeing the installation of storm drainage facilities, bulkheads, streets, and water and sewer lines by filing a performance bond or bonds in the amount of one hundred ten (110) percent of the construction costs, including landfill. Cost for construction shall be 1) estimated by the subdivider's engineer or 2) a copy of the contract provided. The amount of the performance bond must be approved as adequate by the County Engineer, the Environmental Services Department Director. In lieu of performance bonding, improvements may be installed following Final Plat</p>	<p>preceding Final Plat recording subject to the approval of the County Engineer, the Utilities Engineering Manager or his or her designee. In cases where improvements are installed prior to recording, a maintenance bond surety must be submitted to the County Engineer, the Environmental Services Utilities Department Director. The Plat cannot be recorded until the maintenance bond surety is approved by the County Engineer, the Environmental Services Utilities Department Director, and/or their designee. Said maintenance bond surety shall only be required when the responsibility for maintenance of said improvements is to be transferred to the County or homeowners association. Where the improvements will neither be owned or maintained by the County or a homeowners association and ownership is retained by the developer a maintenance bond will not be required.</p> <p>(B) Bonding Surety requirements may also be met by the following, but not limited to:</p> <ul style="list-style-type: none"> (i) Escrow Deposit (ii) Cashier's Check (iii) Certified Check (iv) Others, as approved by the Board of County Commissioners County Attorney's Office and the authorized County Department or Board, which may include Developer-Lender-County Agreement for providing public improvements, assignment of Interest-Bearing Certificate of Deposit, Irrevocable Letters of Credit, or Developer's Agreement. (v) All financial institutions or other sureties executing documents on behalf of the developer for compliance with the conditions hereunder must be acceptable to County. <p>(2) <i>Covenants</i>. Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording.</p> <p>(3) <i>Title Opinion</i>. A certificate of ownership title opinion, signed by a licensed attorney at law or an abstract company, in form approved by the County Engineer Surveyor, and showing including:</p> <ul style="list-style-type: none"> (A) Verification that the parties Parties executing plat are owners of the land to be platted embraced by the plat.
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	<p>Update terminology</p> <p>Remove requirement for addresses of new lots to be on the plat</p>	<p>approval and preceding Final Plat recording subject to the approval of the County Engineer, the Utilities Engineering Manager or his or her designee. In cases where improvements are installed prior to recording, a maintenance bond must be submitted to the County Engineer, the Environmental Services Department Director. The Plat cannot be recorded until the maintenance bond is approved by the County Engineer, the Environmental Services Department Director, and/or their designee. Said maintenance bond shall only be required when the responsibility for maintenance of said improvements is to be transferred to the County or homeowners association. Where the improvements will neither be owned or maintained by the County or a homeowners association and ownership is retained by the developer a maintenance bond will not be required.</p> <p>(B) Bonding requirements may also be met by the following, but not limited to:</p> <ul style="list-style-type: none"> (i) Escrow Deposit (ii) Cashier's Check (iii) Certified Check (iv) Others, as approved by the Board of County Commissioners, which may include Developer-Lender-County Agreement for providing public improvements, assignment of Interest-Bearing Certificate of Deposit, Irrevocable Letters of Credit, or Developer's Agreement. (v) All financial institutions or other sureties executing documents on behalf of the developer for compliance with the 	<p>(B) All mortgages, liens, <u>easements, judgments</u> or other encumbrances <u>affecting the property to be platted.</u></p> <p>(C) <u>Payment of Taxes. Prior to authorizing the recording of any plat the Planning and Development Division shall be provided pPproof that all delinquent ad valorem taxes and all taxes that are due and payable which relate to the real property which is being platted have been paid.</u></p> <p>(D) <u>Description of plat is correct A legal description that includes the property to be platted.</u></p> <p>(E) <u>Confirmation that N</u>o conflicting rights-of-way, easements, or plats exist.</p> <p>(F) <u>Confirmation that no title defects exist or a report of those found.</u></p> <p>(G) <u>Copies of all documents referenced in the title opinion.</u></p> <p><u>Title opinions cannot be based on a third-party property information report.</u></p> <p><u>(4) Public Disclosure. In accordance with Section 286.23, Florida Statutes, or its successor, any person or entity holding real property in any form of representative capacity including, but not limited to a partnership, a limited partnership, a corporation or a trust, shall, prior to conveying real property to the County, make all disclosures required by Section 286.23, Florida Statutes, or its successor; provided, however, that if a person or entity claims to be exempt from such disclosure pursuant to State law, an affidavit attesting to said exemption shall be filed by the said person or entity.</u></p> <p><u>(54) Documents, Deeds, Certificates and Bond Surety Forms.</u> All documents, deeds, certificates and <u>bond surety</u> forms required pursuant to this Section shall be submitted in a form as developed and approved by the County Attorney. Copies of standard forms shall be appended hereto for informational purposes.</p> <p>(g) <u>Other Required Submittals.</u></p> <p>(1) Arbor Information. The location of all trees within road rights-of-way and easements to be cleared will be submitted to the Planning and</p>
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	<p>Renumber section</p>	<p>conditions hereunder must be acceptable to County.</p> <p>(2) <i>Covenants</i>. Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording.</p> <p>(3) <i>Title Opinion</i>. A certificate of ownership, signed by a licensed attorney at law or an abstract company, in form approved by the County Engineer, and showing:</p> <p>(A) Parties executing plat are owners of the land embraced by the plat.</p> <p>(B) All mortgages, liens, or other encumbrances.</p> <p>(C) Payment of Taxes. Prior to authorizing the recording of any plat the Planning and Development Division shall be provided proof that all delinquent ad valorem taxes and all taxes that are due and payable which relate to the real property which is being platted have been paid.</p> <p>(D) Description of plat is correct.</p> <p>(E) No conflicting rights-of-way, easements, or plats exist.</p> <p>(4) <i>Public Disclosure</i>. In accordance with Section 286.23, Florida Statutes, or its successor, any person or entity holding real property in any form of representative capacity including, but not limited to a partnership, a limited partnership, a corporation or a trust, shall, prior to conveying real property to the County, make all disclosures required by Section 286.23, Florida Statutes, or its successor; provided, however, that if a person or entity claims to be exempt from such disclosure pursuant to State law,</p>	<p>Development Division if different information than shown on the Preliminary Plat. The Natural Resources Officer shall recommend any necessary tree replacement at this stage.</p> <p>(2) Addresses. Addresses shall be indicated in parentheses on each lot on one (1) separate copy of the Final Plat. Addresses will be obtained by the developer from the Land Development Division in accordance with the established addressing system.</p> <p>(3)(2) Letters will be submitted by all appropriate utility companies stating that all easements are adequate.</p> <p>(4)(3) Copies of all required Florida Department of Environmental Protection Water and Wastewater Permits.</p> <p>(5)(4) Copy of any required St. Johns River Water Management District Permit.</p>
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#	Subject and purpose	Old text/ location	New text/ location
		<p>an affidavit attesting to said exemption shall be filed by the said person or entity.</p> <p>(5) <i>Documents, Deeds, Certificates and Bond Surety Forms.</i> All documents, deeds, certificates and bond <u>surety</u> forms required pursuant to this Section shall be submitted in a form as developed and approved by the County Attorney. Copies of standard forms shall be appended hereto for informational purposes.</p> <p>(g) <i>Other Required Submittals.</i></p> <p>(1) Arbor Information. The location of all trees within road rights-of-way and easements to be cleared will be submitted to the Planning and Development Division if different information than shown on the Preliminary Plat. The Natural Resources Officer shall recommend any necessary tree replacement at this stage.</p> <p>(2) Addresses. Addresses shall be indicated in parentheses on each lot on one (1) separate copy of the Final Plat. Addresses will be obtained by the developer from the Land Development Division in accordance with the established addressing system.</p> <p>(3)(2) Letters will be submitted by all appropriate utility companies stating that all easements are adequate.</p> <p>(4)(3) Copies of all required Florida Department of Environmental Protection Water and Wastewater Permits.</p> <p>(5)(4) Copy of any required St. Johns River Water Management District Permit.</p>	
107		PART 6. - DESIGN STANDARDS	

#	Subject and purpose	Old text/ location	New text/ location
108	Update to allow for plats to be approved administratively	<p>Sec. 35.61. - General.</p> <p>All lands included within the subdivision must be suitable for the various purposes proposed in the request for subdivision approval. Further, no subdivision plan may be approved unless the Board finds, after full consideration of all pertinent data, that the subdivision can be served adequately with such normal public facilities and services as are suitable in the circumstances of the particular case. In addition to the Design Standards below, all plans must comply with the Engineering Manuals described in Section 5.20 of this Code.</p> <p>...</p>	<p>Sec. 35.61. - General.</p> <p>All lands included within the subdivision must be suitable for the various purposes proposed in the request for subdivision approval. Further, no subdivision plan may be approved unless the Board Development Services Director finds, after full consideration of all pertinent data, that the subdivision can be served adequately with such normal public facilities and services as are suitable in the circumstances of the particular case. In addition to the Design Standards below, all plans must comply with the Engineering Manuals described in Section 5.20 of this Code.</p> <p>...</p>
109	Update to allow for plats to be approved administratively	<p>Sec. 35.72. - Rural subdivision standards.</p> <p>On those properties assigned the A-3, A-5 or A-10 zoning classifications, the following subdivision standards apply. These standards are in addition to the other standards of Chapter 35, Part 6 of this Code except where the rural subdivision standards expressly replace the standards above.</p> <p>(a) <i>Private streets.</i> Residential streets must be developed in accordance with the minimum residential standards for street cross sections, open drainage, as prescribed in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code. Alternative proposals may be submitted for review and, if found to be appropriate and in accordance with the purposes of this part, the Planning and Zoning Commission may recommend and the Board may approve the proposal and waive the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code in whole or in part.</p>	<p>Sec. 35.72. - Rural subdivision standards.</p> <p>On those properties assigned the A-3, A-5 or A-10 zoning classifications, the following subdivision standards apply. These standards are in addition to the other standards of Chapter 35, Part 6 of this Code except where the rural subdivision standards expressly replace the standards above.</p> <p>(a) <i>Private streets.</i> Residential streets must be developed in accordance with the minimum residential standards for street cross sections, open drainage, as prescribed in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code. Alternative proposals may be submitted for review and, if found to be appropriate and in accordance with the purposes of this part, the Planning and Zoning Commission may recommend and the Board Development Services Director may approve the proposal and waive the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code in whole or in part.</p>
110	New section created to		<p>Sec. 35.73. Alternative Design Standards.</p>

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	allow for voluntary alternative design standards		<p><u>35.73.1. Purpose and applicability. The purpose of the Alternative Design Standards is to allow greater flexibility within single-family zoning districts. These Alternative Design Standards are allowed for projects of 2 (two) net buildable acres or greater seeking a Preliminary Subdivision Plan approval in the following zoning districts: R-1B, R-1, R-1A, and R-1AA. Projects using the Alternative Design Standards shall meet the following:</u></p> <ul style="list-style-type: none"> (a) <u>Subdivision Regulations. All projects must meet all applicable requirements in Chapter 35 Subdivision Regulations. The Alternative Design Standards shall be established at time of submission of the preliminary subdivision plan.</u> (b) <u>Open Space. At least 20% of the total area of the project shall be used for Open Space and shall meet the Open Space requirements of Sec. 30.14.2.</u> (c) <u>Connectivity.</u> <ul style="list-style-type: none"> (1) <u>Projects using these standards shall not be gated.</u> (2) <u>When a development has frontages on non-adjointing boundaries, at least one vehicular access point shall be required per each frontage, when feasible. Bicycle and pedestrian connections shall be required where a roadway connection is not possible.</u> (3) <u>Connection to adjacent streets is required where feasible. Feasibility will be based on presence of wetlands, waterbodies, or infrastructure corridors, etc.,. Dead end streets, hammerheads, and culs-de-sac may be allowed where specifically approved by the Development Services Director, and pedestrian connectivity is provided.</u> (4) <u>Pedestrian walkways shall be provided to any adjacent right of way or trail.</u> (d) <u>Dimensional requirements. The alternative lot dimensions are as follows:</u> <ul style="list-style-type: none"> a. <u>There shall be no minimum lot size requirement, but all projects utilizing the Alternative Design Standards shall meet the density limits of the underlying Future Land Use designation.</u>
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#	Subject and purpose	Old text/ location	New text/ location				
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			<table border="1"> <tr> <td>Zoning Districts</td> <td>R-1AA</td> <td>R-1A</td> <td>R-1</td> <td>R-1B</td> </tr> <tr> <td>Min. Parcel/Lot Width at Building Line</td> <td>70'</td> <td>50'</td> <td>50'</td> <td>50'</td> </tr> </table>					Zoning Districts	R-1AA	R-1A	R-1	R-1B	Min. Parcel/Lot Width at Building Line	70'	50'	50'	50'
Zoning Districts	R-1AA	R-1A	R-1	R-1B													
Min. Parcel/Lot Width at Building Line	70'	50'	50'	50'													

111		PART 13. - RECORDING OF FINAL PLAT					
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112	Update terminology. Update language to allow plats to be approved administratively.	<p>Sec. 35.151. - Recording final plat.</p> <p>The linen, or equivalent material copy, of the final plat will be retained by the County for the purpose of recording with the Clerk of the Circuit Court of Seminole County after approval by the Board of County Commissioners. Such plats shall comply with section 3.4 of these regulations and Chapter 177, Florida Statutes. All fees and documents required by the Clerk for filing and recording of the approved final plat shall be transmitted through the Planning Division to the County Clerk when final approval is received.</p> <p>Sec. 35.152. - No recordation if not approved by Board of County Commissioners or governing body of municipality. No plat of lands in Seminole County subject to these regulations shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the Board of County Commissioners. No plat within the corporate boundaries of any municipality shall be recorded unless such plat has been approved by the governing body of such municipality.</p>	<p>Sec. 35.151. - Recording final plat.</p> <p>The linen mylar, or equivalent material copy, of the final plat will be retained by the County for the purpose of recording with the Clerk of the Circuit Court of Seminole County after approval by the Board of County Commissioners <u>Development Services Director</u>. Such plats shall comply with section 3.4 of these regulations and Chapter 177, Florida Statutes. All fees and documents required by the Clerk for filing and recording of the approved final plat shall be transmitted through the Planning Division to the County Clerk when final approval is received.</p> <p>Sec. 35.152. - No recordation if not approved by Board of County Commissioners <u>the Development Services Director or designee or governing body of municipality</u>.</p> <p>No plat of lands in Seminole County subject to these regulations shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the Board of County Commissioners <u>the Development Services Director or designee</u>. No plat within the corporate boundaries of any municipality shall be recorded unless such plat has been approved by the governing body of such municipality.</p>				
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113	Update language to allow plats to be approved administratively.	<p>Sec. 35.152. - No recordation if not approved by Board of County Commissioners or governing body of municipality.</p> <p>No plat of lands in Seminole County subject to these regulations shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the Board of County Commissioners No plat within the</p>	<p>Sec. 35.152. - No recordation if not approved by Board of County Commissioners <u>the Development Services Director or designee or governing body of municipality</u>.</p> <p>No plat of lands in Seminole County subject to these regulations shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the Board of County Commissioners <u>the Development Services Director or designee</u>. No plat within the corporate boundaries of any municipality shall be</p>				
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#	Subject and purpose	Old text/ location	New text/ location
		corporate boundaries of any municipality shall be recorded unless such plat has been approved by the governing body of such municipality.	recorded unless such plat has been approved by the governing body of such municipality.
114		PART 18. - ENFORCEMENT PROVISIONS	
115	Update language to allow plats to be approved administratively.	<p>Sec. 35.201. - General.</p> <p>(a) Within the jurisdiction of these regulations, no subdivision shall be made, platted, or recorded, nor shall any building permit be issued, unless such subdivision meets all the requirements of these regulations and has been approved in accordance with the requirements as herein provided.</p> <p>(b) No owner or agent of the owner of any parcel of land located in a proposed subdivision shall transfer or sell any such parcel before a plat of such subdivision has been approved by the Board of County Commissioners in accordance with the provisions of these regulations, and recorded with the Clerk of the Circuit Court.</p> <p>(c) The subdivision of any lot or any parcel of land by the use of metes-and-bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations shall not be permitted. All such subdivision shall be subject to all of the requirements contained in these regulations.</p> <p>(d) No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these regulations.</p>	<p>Sec. 35.201. - General.</p> <p>(a) Within the jurisdiction of these regulations, no subdivision shall be made, platted, or recorded, nor shall any building permit be issued, unless such subdivision meets all the requirements of these regulations and has been approved in accordance with the requirements as herein provided.</p> <p>(b) No owner or agent of the owner of any parcel of land located in a proposed subdivision shall transfer or sell any such parcel before a plat of such subdivision has been approved by the Board of County Commissioners <u>Development Services Director or designee</u> in accordance with the provisions of these regulations, and recorded with the Clerk of the Circuit Court.</p> <p>(c) The subdivision of any lot or any parcel of land by the use of metes-and-bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations shall not be permitted. All such subdivision shall be subject to all of the requirements contained in these regulations.</p> <p>(d) No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these regulations.</p>
116		<p>Sec. 35.202. - Required improvements.</p> <p>The Board of County Commissioners may enforce the improvement bond by resort to legal and equitable remedies if required improvements have not been satisfactorily installed within one (1) year after the final plan or plat is approved, unless extended by the board for cause and provided the surety consents to the extension. Any owner or agent of the owner who falsely represents to a prospective purchaser of real estate that roads and streets, sewers, water systems, or drainage facilities will be built,</p>	<p>Sec. 35.202. - Required improvements.</p> <p>The Board of County Commissioners may enforce the improvement bond surety by resort to any available legal and equitable remedies if the required improvements have not been satisfactorily installed within one (1) year after the final plan or plat is approved, unless extended by the board for cause and provided the surety consents to the extension. Any owner or agent of the owner who falsely represents to a prospective purchaser of real estate that roads and streets, sewers, water systems, or drainage facilities will be built, constructed, or maintained by Seminole County may be persecuted in accordance with applicable law. shall be deemed guilty of a misdemeanor.</p>

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		constructed, or maintained by Seminole County shall be deemed guilty of a misdemeanor.	
117		Chapter 70 - DREDGE AND FILLING	
118	Updates to this section are to exclude the primary walkway from boat dock calculation when the walkway is less than four feet wide. The purpose for this is to decrease the number of projects requiring public hearings. Projects exceeding the 1000 sq ft will now go to the Planning and Zoning Commission rather than the Board of County	<p>Sec. 70.6. - Permit application; procedures. The following procedures govern the application and the issuance of all permits for dredging, filling, or other related activities within the waters of the County:</p> <p>(a) Application. Any person desiring to obtain a permit for dredging, filling, or other related activities, such as docks and seawalls, shall first make application to the Department. This application must contain such information as is hereinafter set forth in this Section 70.6 and must be filed with the Department. After filing, the Department shall process the application according to this Chapter.</p> <p>(b) Application contents. Unless determined by the Department to be not applicable, all applications must include the following items at a minimum:</p> <ol style="list-style-type: none"> (1) The applicant's full name, address, and, if different, the name and mailing address of the property owner. (2) The date of application. (3) The name, address, and local phone number of any agents or contractors that will perform any of the regulated work. (4) The name, designation, or description of any and all affected bodies of water. (5) An accurate written description of the activity, its purpose, and intent. 	<p>Sec. 70.6. - Permit application; procedures. The following procedures govern the application and the issuance of all permits for dredging, filling, or other related activities within the waters of the County:</p> <p>(a) Application. Any person desiring to obtain a permit for dredging, filling, or other related activities, such as docks and seawalls, shall first make application to the Department. This application must contain such information as is hereinafter set forth in this Section 70.6 and must be filed with the Department. After filing, the Department shall process the application according to this Chapter.</p> <p>(b) Application contents. Unless determined by the Department to be not applicable, all applications must include the following items at a minimum:</p> <ol style="list-style-type: none"> (1) The applicant's full name, address, and, if different, the name and mailing address of the property owner. (2) The date of application. (3) The name, address, and local phone number of any agents or contractors that will perform any of the regulated work. (4) The name, designation, or description of any and all affected bodies of water. (5) An accurate written description of the activity, its purpose, and intent. (6) The nature, type, and quantities of materials to be used. (7) The types of equipment to be used. (8) A description of the controls to be used to prevent or minimize water quality degradation.

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	Commissioner s.	<p>(6) The nature, type, and quantities of materials to be used.</p> <p>(7) The types of equipment to be used.</p> <p>(8) A description of the controls to be used to prevent or minimize water quality degradation.</p> <p>(9) A description of methods of disposal, treatment, or both of any spoil, dredging wastes, or dewatering effluent.</p> <p>(10) The time period of the construction or maintenance activity.</p> <p>(11) The estimated cost of the project.</p> <p>(c) Each application must be accompanied by the following submittals:</p> <p>(1) A copy of a legal survey or plat of the property involved, including offshore ownership, if any. In the case of major construction projects as determined by the Department, plans completed and prepared by an engineer registered in the State of Florida are required. The name, address, and registration number of any licensed professional engineers that prepare any plans or specifications for the regulated activities must also be provided. All such documents must be signed and sealed by a licensed professional engineer.</p> <p>(2) Affidavit as proof of ownership to all areas or bottomland on which dredging, filling, or other related activities are to take place.</p> <p>(3) Construction plans, details, and vertical elevations, drawn to a scale satisfactory for the</p>	<p>(9) A description of methods of disposal, treatment, or both of any spoil, dredging wastes, or dewatering effluent.</p> <p>(10) The time period of the construction or maintenance activity.</p> <p>(11) The estimated cost of the project.</p> <p>(c) Each application must be accompanied by the following submittals:</p> <p>(1) A copy of a legal survey or plat of the property involved, including offshore ownership, if any. In the case of major construction projects as determined by the Department, plans completed and prepared by an engineer registered in the State of Florida are required. The name, address, and registration number of any licensed professional engineers that prepare any plans or specifications for the regulated activities must also be provided. All such documents must be signed and sealed by a licensed professional engineer.</p> <p>(2) Affidavit as proof of ownership to all areas or bottomland on which dredging, filling, or other related activities are to take place.</p> <p>(3) Construction plans, details, and vertical elevations, drawn to a scale satisfactory for the scope of the proposed activity, as determined by the Development Review Engineering Manager, which also depicts the limits and depths of all surface waters.</p> <p>(4) An application fee to cover costs incurred by the County in the processing of this application. This fee is to be established by duly adopted resolution of the Board of County Commissioners.</p> <p>(d) Upon receipt of a completed application, the Department shall develop a notice to be published in a newspaper of general circulation in the area where the permit is being requested. This notice will contain a description of the proposed work, a legal and general description of the location of the project, and a request for written comments from interested parties. In addition, notices of the application will be mailed to all property owners within five hundred (500)</p>
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		<p>scope of the proposed activity, as determined by the Development Review Engineering Manager, which also depicts the limits and depths of all surface waters.</p> <p>(4) An application fee to cover costs incurred by the County in the processing of this application. This fee is to be established by duly adopted resolution of the Board of County Commissioners.</p> <p>(d) Upon receipt of a completed application, the Department shall develop a notice to be published in a newspaper of general circulation in the area where the permit is being requested. This notice will contain a description of the proposed work, a legal and general description of the location of the project, and a request for written comments from interested parties. In addition, notices of the application will be mailed to all property owners within five hundred (500) feet in any direction fronting on the body of water; these notices must be substantially the same information as published in the newspaper.</p> <p>(e) If no adverse comments are received within fourteen (14) days of publication, the Department shall proceed with the application process.</p> <p>(f) If adverse comments are received and the applicant is unable to resolve objections to the satisfaction of the Development Review Engineering Manager or, on appeal, to the Development Services Department Director, based upon the intent and purpose of Chapters 70 and 71, or if public hearing thresholds have been exceeded, then the Department shall schedule a public hearing on the application before the Board of County Commissioners.</p>	<p>feet in any direction fronting on the body of water; these notices must be substantially the same information as published in the newspaper.</p> <p>(e) If no adverse comments are received within fourteen (14) days of publication, the Department shall proceed with the application process.</p> <p>(f) If adverse comments are received and the applicant is unable to resolve objections to the satisfaction of the Development Review Engineering Manager or, on appeal, to the Development Services Department Director, based upon the intent and purpose of Chapters 70 and 71, or if public hearing thresholds have been exceeded, then the Department shall schedule a public hearing on the application before the Board of County Commissioners.</p> <p>(g) The following project types require a public hearing before the Planning and Zoning Commission for granting or denying permits:</p> <ol style="list-style-type: none"> (1) Boat docks and unenclosed boat houses and gazebos alone or in any combination in which the total aggregate size, excluding the primary walkway from the shore to the boat dock, unenclosed boat house, or gazebo if the walkway does not exceed four (4) feet in width, is one thousand (1,000) square feet or more or five hundred (500) square feet or more if located upon an Outstanding Florida Water. (2) Enclosed boat houses of any size. (3) Dredging, filling or both in excess of four thousand (4,000) cubic yards of material. (4) Any projects where the applicant is unable to resolve adverse comments of affected property owners to the satisfaction of the Development Review Engineering Manager or, after an appeal, the Development Services Department Director based upon the intent and purpose of this Chapter. <p>(h) Based upon the findings of the Department, an application for a permit for dredging, filling or other related activities below the threshold for a public hearing may be granted or denied. The Department may place such reasonable restrictions and conditions upon the granting of a permit as necessary to protect the rights and interests of the public and to prevent or minimize any deleterious</p>
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#	Subject and purpose	Old text/ location	New text/ location
		<p>(g) The following project types require a public hearing for granting or denying permits:</p> <ul style="list-style-type: none"> (1) Boat docks and unenclosed boat houses and gazebos alone or in any combination in which the total aggregate size is one thousand (1,000) square feet or more or five hundred (500) square feet or more if located upon an Outstanding Florida Water. (2) Enclosed boat houses of any size. (3) Dredging, filling or both in excess of four thousand (4,000) cubic yards of material. (4) Any projects where the applicant is unable to resolve adverse comments of affected property owners to the satisfaction of the Development Review Engineering Manager or, after an appeal, the Development Services Department Director based upon the intent and purpose of this Chapter. <p>(h) Based upon the findings of the Department, an application for a permit for dredging, filling or other related activities below the threshold for a public hearing may be granted or denied. The Department may place such reasonable restrictions and conditions upon the granting of a permit as necessary to protect the rights and interests of the public and to prevent or minimize any deleterious effects upon the water quality and Normal High Water Elevation (NHWE) of affected waters.</p>	<p>effects upon the water quality and Normal High Water Elevation (NHWE) of affected waters.</p>
119		<p>Sec. 70.10. - General regulations.</p> <p>(a) The work force at the site of the activity shall possess at all times an approved copy of the permit and its attachments.</p>	<p>Sec. 70.10. - General regulations.</p> <p>(a) The work force at the site of the activity shall possess at all times an approved copy of the permit and its attachments.</p> <p>(b) The dredge and fill activity must comply with all applicable federal, state, district, county, and local laws, rules and regulations.</p>

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		<p>(b) The dredge and fill activity must comply with all applicable federal, state, district, county, and local laws, rules and regulations.</p> <p>(c) The Department has the right, after receipt of the application, to require additional information prior to granting or denying the permit.</p> <p>(d) The permit will be valid for a period not to exceed one (1) year from the date of issuance. A permit extension or revision may be granted for good cause by the Development Review Engineering Manager if found to be consistent with the intent and purpose of this Chapter.</p> <p>(e) The dredge and fill permittee must give due consideration to aesthetics, sound engineering practices, impacts on NHWE, and flood elevations, water quality protection, and the continued propagation of biological organisms.</p> <p>(f) The dredge and fill permittee shall restore all disturbed properties to the original condition prior to the permitted activity, as far as practical, in keeping with the activity's specifications, and in a manner satisfactory to the Department.</p> <p>(g) The dredge and fill permittee shall dispose of all excess material, excavated or otherwise, at the permittee's expense. Fill may only be placed below the one hundred (100) year flood prone elevation if both of the following conditions are met:</p> <ol style="list-style-type: none"> (1) Such action is consistent with all applicable County land development regulations and state and federal law. (2) A site plan has been approved that is consistent with the floodplain ordinance. <p>(h) The dredge and fill permittee shall replace trees, and vegetation destroyed during the activity sat the direction of the individual responsible for arbor permitting or Aquatic Plant permitting, as applicable. The indiscriminate cutting of</p>	<p>(c) The Department has the right, after receipt of the application, to require additional information prior to granting or denying the permit.</p> <p>(d) The permit will be valid for a period not to exceed one (1) year from the date of issuance. A permit extension or revision may be granted for good cause by the Development Review Engineering Manager if found to be consistent with the intent and purpose of this Chapter.</p> <p>(e) The dredge and fill permittee must give due consideration to aesthetics, sound engineering practices, impacts on NHWE, and flood elevations, water quality protection, and the continued propagation of biological organisms.</p> <p>(f) The dredge and fill permittee shall restore all disturbed properties to the original condition prior to the permitted activity, as far as practical, in keeping with the activity's specifications, and in a manner satisfactory to the Department.</p> <p>(g) The dredge and fill permittee shall dispose of all excess material, excavated or otherwise, at the permittee's expense. Fill may only be placed below the one hundred (100) year flood prone elevation if both of the following conditions are met:</p> <ol style="list-style-type: none"> (1) Such action is consistent with all applicable County land development regulations and state and federal law. (2) A site plan has been approved that is consistent with the floodplain ordinance. <p>(h) The dredge and fill permittee shall replace trees, and vegetation destroyed during the activity sat the direction of the individual responsible for arbor permitting or Aquatic Plant permitting, as applicable. The indiscriminate cutting of trees or disfiguring of any feature of scenic value is prohibited, including the use of herbicides for this purpose.</p> <p>(i) All boat docks, boat houses, gazebos, fishing docks, boardwalks, and related structures must have a minimum deck elevation of one (1) foot above the NHWE. Subject to any further constraints imposed by the site, the structure must not project, when measured perpendicularly to a canal or waterbody, more than twenty-five (25) percent into the navigable width of the canal or waterbody, as determined by the Department, nor at any time pose a hazard in navigable waters as determined by the Department. These structures and boat ramps must not be placed within ten (10) feet of a property line. However, upon application, and</p>
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		<p>trees or disfiguring of any feature of scenic value is prohibited, including the use of herbicides for this purpose.</p> <p>(i) All boat docks, boat houses, gazebos, fishing docks, boardwalks, and related structures must have a minimum deck elevation of one (1) foot above the NHWE. Subject to any further constraints imposed by the site, the structure must not project, when measured perpendicularly to a canal or waterbody, more than twenty-five (25) percent into the navigable width of the canal or waterbody, as determined by the Department, nor at any time pose a hazard in navigable waters as determined by the Department. These structures and boat ramps must not be placed within ten (10) feet of a property line. However, upon application, and except where this Code requires a hearing before the Board of County Commissioners, the Board of Adjustment may grant a variance to the length or setback requirements based upon the criteria established in Section 30.43(b)(3) of this Code and may impose appropriate conditions and safeguards in accordance with Section 30.43(b)(4) of this Code.</p> <p>(j) The Development Review Engineering Manager or the Board of County Commissioners may, in the public interest, require the applicant, the applicant's contractor, the applicant's subcontractors, or any combination of them, as a condition for the permit, to provide safeguards to prevent any deleterious effect that may occur in any body of water, or connected bodies of water, as a result of work performed under the permit. These safeguards are to accomplish the following:</p> <ol style="list-style-type: none"> (1) To control turbidity and introduction of silt into bodies of water by the use of properly located silt-restraining devices. (2) To place speed restraints on equipment operations and confine operations to specified periods of time. 	<p>except where this Code requires a hearing before the Board of County Commissioners, the <u>The</u> Board of Adjustment may grant a variance to the length or setback requirements based upon the criteria established in Section 30.43(b)(3) <u>30.3.3.2(b)</u> of this Code and may impose appropriate conditions and safeguards in accordance with Section 30.43(b)(4) <u>30.3.3.2(b)(4)</u> of this Code.</p> <p>(j) The Development Review Engineering Manager or the Board of County Commissioners <u>Planning and Zoning Commission</u> may, in the public interest, require the applicant, the applicant's contractor, the applicant's subcontractors, or any combination of them, as a condition for the permit, to provide safeguards to prevent any deleterious effect that may occur in any body of water, or connected bodies of water, as a result of work performed under the permit. These safeguards are to accomplish the following:</p> <ol style="list-style-type: none"> (1) To control turbidity and introduction of silt into bodies of water by the use of properly located silt-restraining devices. (2) To place speed restraints on equipment operations and confine operations to specified periods of time. (3) To contain the dredged material and control runoff from spoil areas designated by the Development Review Engineering Manager or the <u>Board Planning and Zoning Commission</u>. (4) To avoid exposing submerged soil types which are subject to being scoured and disbursed, or subject to becoming colloidal and creating long-range turbidity problems. (5) To prevent pollution or any deleterious effect that may occur in any body of water, or connected bodies of water, as a result of the work performed. (6) To use specific types of equipment while accomplishing the work. <p>(k) All boat docks and boat houses located upon property assigned a single-family residential zoning classification must be designed not to accommodate more than three (3) motorized vessels or watercraft.</p>
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#	Subject and purpose	Old text/ location	New text/ location
		<p>(3) To contain the dredged material and control runoff from spoil areas designated by the Development Review Engineering Manager or the Board.</p> <p>(4) To avoid exposing submerged soil types which are subject to being scoured and disbursed, or subject to becoming colloidal and creating long-range turbidity problems.</p> <p>(5) To prevent pollution or any deleterious effect that may occur in any body of water, or connected bodies of water, as a result of the work performed.</p> <p>(6) To use specific types of equipment while accomplishing the work.</p> <p>(k) All boat docks and boat houses located upon property assigned a single-family residential zoning classification must be designed not to accommodate more than three (3) motorized vessels or watercraft.</p>	
120		Chapter 90 - UNIFORM BUILDING NUMBERING SYSTEM	
121		<p>Sec. 90.4. - Administration of the Uniform Addressing System.</p> <p>(a) The Seminole County Addressing Supervisor or designee shall be responsible for coordinating and maintaining the addressing system established by this Chapter. Said Supervisor or designee shall assign numbers, approve Street Names and designations in conformity with the sections following. Charges for such assignments shall be made in accordance with the fee schedule duly adopted by resolution of the Board of County Commissioners.</p> <p>(b) Should an existing building, unit, or group of buildings fail to conform with the Uniform Addressing System, the Addressing Supervisor or designee shall give notice to those owners or occupants whose address is in nonconformity with the Uniform Addressing System. Said notice shall be</p>	<p>Sec. 90.4. - Administration of the Uniform Addressing System.</p> <p>(a) The Seminole County Addressing Supervisor or designee shall be responsible for coordinating and maintaining the addressing system established by this Chapter. Said Supervisor or designee shall assign numbers, approve Street Names and designations in conformity with the sections following. Charges for such assignments shall be made in accordance with the fee schedule duly adopted by resolution of the Board of County Commissioners.</p> <p>(b) Should an existing building, unit, or group of buildings fail to conform with the Uniform Addressing System, the Addressing Supervisor or designee shall give notice to those owners orand occupants whose address is in nonconformity with the Uniform Addressing System. Said notice shall be delivered to the owner orand occupant by one (1) of the following:</p> <ol style="list-style-type: none"> (1) Certified mail, return receipt requested. (2) Posting same in a conspicuous place on the property. (3) Hand delivery.

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		<p>delivered to the owner or occupant by one (1) of the following:</p> <ul style="list-style-type: none"> (1) Certified mail, return receipt requested. (2) Posting same in a conspicuous place on the property. (3) Hand delivery. <p>Said notice may include a notification of a change of address, which shall contain the new building number(s) assigned to the building in accordance with the provisions of this Chapter. Said notice shall direct the owner or the occupant to post the newly assigned building number on said building or property in accordance with Section 90.5 of this Chapter. The owners or occupants shall have thirty (30) days from receipt of the notice to come into compliance with this Chapter. "Receipt" is defined as one (1) of the following: If sent certified mail, the date of postal delivery; if posted, the date posted on the property; if hand delivered, the date it was handed to the recipient.</p> <p>(c) Assignment by the Addressing Supervisor or designee of a number to a lot or parcel on which a building may be constructed shall be a condition precedent to the issuance of a building permit for any such building.</p> <p>(d) In coordination with the E 9-1-1 Office, the Addressing Supervisor or designee shall record and maintain records of all Street Names and numbers under this Chapter which have been assigned pursuant to this Chapter and shall monitor same to insure that duplicate Street Names and numbers are prevented.</p> <p>(e) When site plans include construction of new streets (either private or public), a list of all proposed Street Names shall be submitted to the Addressing Supervisor or designee for review to conformance to the standards as listed in Section 90.6.</p>	<p>Said notice may include a notification of a change of address, which shall contain the new building number(s) assigned to the building in accordance with the provisions of this Chapter. Said notice shall direct the owner orand the occupant to post the newly assigned building number on said building or property in accordance with Section 90.5 of this Chapter. The owners orand occupants shall have thirty (30) days from receipt of the notice to come into compliance with this Chapter. "Receipt" is defined as one (1) of the following: If sent certified mail, the date of postal delivery; if posted, the date posted on the property; if hand delivered, the date it was handed to the recipient.</p> <p>(c) Assignment by the Addressing Supervisor or designee of a number to a lot or parcel on which a building may be constructed shall be a condition precedent to the issuance of a building permit for any such building.</p> <p>(d) In coordination with the E 9-1-1 Office, the Addressing Supervisor or designee shall record and maintain records of all Street Names and numbers under this Chapter which have been assigned pursuant to this Chapter and shall monitor same to insure ensure that duplicate Street Names and numbers are prevented.</p> <p>(e) When site plans include construction of new streets (either private or public), a list of all proposed Street Names shall be submitted to the Addressing Supervisor or designee for review to conformance to the standards as listed in Section 90.6.</p>
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122		<p>Sec. 90.4. - Administration of the Uniform Addressing System. Note: No substantial changes proposed in this section. Please see Ordinance for changes.</p> <p><i>Changes in this section are to require the Seminole County Addressing Department to provide notices regarding the Address System to BOTH owners AND occupants. This is a voluntary change as requested by Addressing.</i></p>	<p>Sec. 90.4. - Administration of the Uniform Addressing System.</p>
123	Update to clarify what characters may be used for an address.	<p>Sec. 90.5. - Building and unit numbering. All principal residential and commercial buildings in unincorporated Seminole County, shall be issued an address by the Addressing Supervisor or designee, and shall post that address including suite or unit numbers on the structure and their property in accordance with the following guidelines: (a) All addresses shall contain whole numbers only. Alpha/numeric and fractional addresses shall not be permitted. Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The color of the numbers shall contrast the surrounding background surface of the structure so it stands out and is clearly visible from both directions of the addressed street. (b) Addresses will not be assigned to vacant land, residential Accessory Buildings, guest houses, mother-in-law suites, detached garages, or insubstantial structures.</p> <p>***</p>	<p>Sec. 90.5. - Building and unit numbering. All principal residential and commercial buildings in unincorporated Seminole County, shall be issued an address by the Addressing Supervisor or designee, and shall post that address including suite or unit numbers on the structure and their property in accordance with the following guidelines: (a) All addresses shall contain whole numbers only. <u>All address numbers shall be displayed using numerals only (e.g., "123 Main Street") and shall not include spelled-out numbers (e.g., "One Hundred Twenty-Three Main Street").</u> Alpha/numeric and fractional addresses shall not be permitted (e.g., "123 1/2 Main Street" or "123A/123 Main Street, Unit A"). Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The color of the numbers shall contrast the surrounding background surface of the structure so it stands out and is clearly visible from both directions of the addressed street. (b) Addresses will not be assigned to vacant land, residential Accessory Buildings, guest houses, mother-in-law suites, detached garages, or insubstantial structures.</p> <p>***</p>
124		<p>Sec. 90.5. - Building and unit numbering. *** (C) Assignment of an address is warranted in conjunction with an issued building permit. Addresses assigned by the Addressing Supervisor or designee shall be posted as follows:</p>	<p>Sec. 90.5. - Building and unit numbering. *** (C) Assignment of an address is warranted in conjunction with an issued building permit. Addresses assigned by the Addressing Supervisor or designee shall be posted as follows: ***</p>

#	Subject and purpose	Old text/ location	New text/ location
	<p>Update to clarify this language pertains to commercial properties only.</p> <p>Add that address numbers shall be displayed on signs, in addition to fences, posts, and mailboxes.</p> <p>Update language for residential addresses signage requirements.</p> <p>Add language to address existing “vanity” addresses.</p>	<p>***</p> <p>(7) If the main entrance of a building is not readily visible from the street, numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, post or mailbox. Authorization may be acquired from the Addressing Supervisor or designee in situations where these standards may not be appropriate. Any decisions made shall be based in the interest of emergency response.</p> <p>(8) Residential one (1) or two-family dwellings which are more than fifty (50) feet from street must also have the address numbers posted on both sides of a mailbox or addressing post located at the entrance to the property. If access is by way of a street different from the address assigned, numbers shall be posted on the addressed street. Signage containing the Street Name and address number shall be required at the entrance street in these cases.</p>	<p>(7) For commercial structures, if the main entrance of a building is not readily visible from the street, <u>address</u> numbers shall be posted on the structure and at the entrance street or adjacent driveway <u>or as otherwise determined by the Addressing Authority. to the building on both sides of a fence, post, sign, or mailbox.</u> Numbers shall be displayed on both sides of a fence, post, sign, or mailbox leading to the building. Authorization may be acquired <u>obtained</u> from the Addressing Supervisor or designee in situations <u>cases</u> where these standards may not be appropriate. Any decisions made shall be based in the interest of emergency response.</p> <p>(8) Residential one (1) or two-family dwellings <u>that do not have address numbers plainly legible and visible from the street or road fronting the property shall also have the address numbers posted on both sides of a fence, post, sign, or mailbox located at the entrance to the property. which are more than fifty (50) feet from street must also have the address numbers posted on both sides of a mailbox or addressing post located at the entrance to the property. If access is by way of a street different from the address assigned, numbers shall be posted on the addressed street. Signage containing the Street Name and address number shall be required at the entrance street in these cases.</u></p> <p>(9) <u>For new and existing buildings with an address on a different street, sometimes referred to as a “vanity address,” the street name must be displayed alongside the address numbers using the same size and style as required for address numbers. Both the address and street name shall be posted on both sides of a fence, post, sign, or mailbox in a location designated by the Addressing Authority.</u></p>
125		<p>Sec. 90.10. - Subdivision, plaza and building names.</p> <p>(a) At the time of plan review for all new construction, the name by which the development shall be legally known, (apartment complexes, shopping centers, commercial</p>	<p>Sec. 90.10. - Subdivision, plaza and building names.</p> <p>(a) At the time of plan review for all new construction, the name by which the development shall be legally known, (apartment complexes, shopping centers, commercial buildings, mobile home parks, and all developments requiring site</p>

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	<p>Update to clarify applications are approved by the Addressing Supervisor, consistent</p>	<p>buildings, mobile home parks, and all developments requiring site plan approval) shall be submitted for review and approval to the Development Review Committee at the pre-application meeting or prior to submitting a development application.</p> <p>(b) Potential names for subdivisions shall be submitted for review to the development review committee at the pre-application meeting or prior to submitting a development application. Name approval shall be determined prior to preliminary subdivision plan approval by the Board of County Commissioners. Potential names for condominiums shall be submitted at the pre-application meeting or prior to submitting a development application. Name approval shall be determined prior to or during the site plan review process.</p> <p>(c) No names shall be approved which conflict with existing names or those previously approved developments or preliminary subdivision plans (exception: franchise businesses). The name shall not be the same or sound similar or in any way so similar to any name appearing on any recorded plat or prior condominium or site plan in Seminole County as to confuse the records or mislead the public as to the identity of the subdivision, or condominium except when the subdivision is further divided as an additional unit or phase by the same developer or developer's successors in title. In that case the additional unit or phase shall be given the primary name followed by the unit, section or phase number in English words or numerals (No Roman numerals).</p> <p>(d) Names, once approved, shall be held until subdivision or site plans are no longer valid by exceeding development approval time limits. Said name shall be the only conspicuous name posted on the property. If the plan approval expires, the name shall require additional review and approval at the time of resubmittal. Names may be</p>	<p>plan approval) shall be submitted for review and approval to the Development Review Committee at the pre-application meeting or prior to submitting a development application.</p> <p>(b) Potential names for subdivisions shall be submitted for review to the development review committee at the pre-application meeting or prior to submitting a development application. Name approval shall be determined prior to preliminary subdivision plan approval by the Board of County Commissioners. Potential names for condominiums shall be submitted at the pre-application meeting or prior to submitting a development application. Name approval shall be determined prior to or during the site plan review process.</p> <p>(c) No names shall be approved which conflict with existing names or those previously approved developments or preliminary subdivision plans (exception: franchise businesses). The name shall not be the same or sound similar or in any way so similar to any name appearing on any recorded plat or prior condominium or site plan in Seminole County as to confuse the records or mislead the public as to the identity of the subdivision, or condominium except when the subdivision is further divided as an additional unit or phase by the same developer or developer's successors in title. In that case the additional unit or phase shall be given the primary name followed by the unit, section or phase number in English words or numerals (No Roman numerals).</p> <p>(d) Names, once approved, shall be held until subdivision or site plans are no longer valid by exceeding development approval time limits. Said name shall be the only conspicuous name posted on the property. If the plan approval expires, the name shall require additional review and approval at the time of resubmittal. Names may be reserved upon request for up to one (1) year pursuant to the pre-application meeting submittal.</p> <p>(e) The owners of a commercial building, plaza, apartment complex, subdivision, or persons who desire to rename their property shall apply to the Addressing Supervisor or designee. Said application shall include the legal description, the property appraiser Parcel identification number(s), the current name, and the proposed name of the development. The application will be subject to review and approval by the Addressing Supervisor or designee prior to being presented to the Board of County Commissioners adopting the name change. Upon</p>
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	with current practice.	<p>reserved upon request for up to one (1) year pursuant to the pre-application meeting submittal.</p> <p>(e) The owners of a commercial building, plaza, apartment complex, subdivision, or persons who desire to rename their property shall apply to the Addressing Supervisor or designee. Said application shall include the legal description, the property appraiser Parcel identification number(s), the current name, and the proposed name of the development. The application will be subject to review and approval prior to being presented to the Board of County Commissioners adopting the name change. Upon recording the adopted resolution, notification of affected parties shall be by established procedures.</p>	<p>recording the adopted resolution, approval. notification of affected parties shall be by established procedures.</p>