SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA

Meeting Agenda - Final

Wednesday, April 1, 2026
6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Opening Statement

Pursuant to Florida law, the public has the right to be heard on all propositions. Public comment time on propositions shall be three (3) minutes for individuals and six (6) minutes for group representatives. Proper decorum will be observed. The right to be heard during quasi-judicial hearings is governed by Florida law.

Staff Present

Accept Proof of Publication

Approval of Minutes

NEW BUSINESS

Public Hearing Items:

1. **Continued from the March 4, 2026 P&Z meeting** 2026-0230

Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine **(Kaitlyn Apgar, Senior Planner)**

Attachments: AERIAL MAP
ZONING MAP
SURVEY
DEVELOPMENT PLAN
ORDINANCE
SCHOOL IMPACT ANALYSIS
COMMUNITY MEETING
LETTERS OF OPPOSITION (1-5)
LETTERS OF OPPOSITION (6-16)
LETTERS OF OPPOSITION (17-30)
LETTERS OF OPPOSITION (31-46)
LETTERS OF OPPOSITION (47-56)
LETTERS OF OPPOSITION (57-61)
OPPOSITION EMAILS TO COMMISSIONER CONSTANTINE (31)
BEI FORM

2. **Land Development Code Amendment** - Consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide **(Maya Athanas, Principal Planner)** **2026-0072**

Attachments: LDC Ordinance Amendment 2026 Final Mar 23 2026.pdf
LDC Summary of Changes.pdf
Buffer Code Summary of Changes.pdf
Open Space Summary of Changes.pdf
Single-family Lot Sizes Memo from Kimley Horn
DAB Letter of Support for affordable housing
Density Bonus Memo from Kimley Horn
Business of Economic Impact Statement
Work Session #1 Presentation
Work Session #2 Presentation
Work Session #3 Presentation

3. **LifePoint Christian Church Special Exception** - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; **(Hilary Padin, Planner)** **2026-0248**

Attachments: Flu-Zoning Map
Location-Aerial Map
Conceptual Site Plan
Statement of Request
Development Order
Community Meeting Flyer
Community Meeting Minutes
Opposition letter
Opposition Letter 2.pdf

4. **Rosenwald Community Center Rezone** - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two-Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (**Annie Sillaway, Principal Planner**) **2026-0231**

Attachments: FLU AND ZONING MAP
LOCATION AND AERIAL MAP
ORDINANCE REZONE
BOUNDARY SURVEY
BUSINESS AND ECONOMIC IMPACT STATEMENT
OWNER AUTHORIZATION

CLOSING BUSINESS

Development Services Director's Report

ADJOURNMENT

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.

File Number: 2026-0230

Title:

Continued from the March 4, 2026 P&Z meeting

Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine **(Kaitlyn Apgar, Senior Planner)**

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

The Applicant is requesting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle) to develop the subject property as a single-family residential subdivision with a density of 3.88 dwelling units per net buildable acre for a maximum of twenty-four (24) residential lots. The applicant is proposing fifty-seven (57) foot wide lots with a minimum lot size of 6,500 square feet.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre. The intent of the Low Density Residential land use designation is to provide appropriate locations for standard detached single family residences.

The intent of the requested zoning district of MM (Missing Middle) is to encourage a wider range of housing choices in central locations accessible to commercial services

and infrastructure. This includes permitting smaller units and more compact plans to increase affordability without subsidies. The MM zoning district allows for different housing typologies, including various multi-family housing unit options and the requested small lot single-family residential unit typology. Per Seminole County Land Development Code (SCLDC) Sec. 30.8.3.2 (a), the small lot single family typology consists of single family detached homes on small sized lots designed to increase yield of lots. The Missing Middle zoning district does not specify required minimum lot size or width requirements as other standard zoning districts do. The proposed number of lots are required to remain consistent with the overall density of the existing Low Density Residential Future Land Use, which allows up to four (4) dwelling units per net buildable acre.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Sandy Lane

Future Land Use: Low Density Residential

Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre.

West: Future Land Use: Planned Development

Zoning: (Foxwood) Residential Planned Development with a maximum density of 3.13 dwelling units per acre with a minimum lot size of 7,500 square feet.

North: Sand Lake Road

Future Land Use: Low Density Residential

Zoning: R-1AA (Single Family Dwelling) with a minimum lot size of 11,700 square feet.

South: Future Land Use: Low Density Residential

Zoning: R-1AAAA (Single Family Dwelling) with a minimum lot size of 21,780 square feet.

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site appears to contain no flood plains.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property. If applicable, a topographic survey showing wetland and floodplain delineations will be required at Final Engineering.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to Final Engineering approval.

Utilities:

The site is located in Seminole County's sewer utility service area and Sunshine Water's water utility service area. The site will be required to connect to public utilities. There is an eight (8) inch force-main running along Sand Lake Road. An agreement for billing of sewer will be required between the County and Sunshine Water Services during Final Engineering plan review and prior to approval of the Utility Agreement for sewer service. This development is not within any reclaim irrigation service areas, thus irrigation would be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.

Transportation/Traffic:

The development will have a primary access onto Sandy Ln which is classified as a local road; a secondary (right-in/right-out only) access is proposed onto Sandy Lake Rd which is classified as an Urban Major Collector roadway. Sand Lake Rd is currently operating at a level-of-service "C to F" depending on the direction of travel and the time of day. Additional improvements to Sand Lake Rd may be required at time of Subdivision Process. Seminole County does not have improvements programmed in the County five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along the adjacent portions of Sand Lake Rd and Sandy Ln; therefore, the Developer will be required to connect to the sidewalk along both property frontages.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality, and volume for the twenty-five (25) year, twenty-four (24) hour storm event

onsite unless a viable outfall with appropriate capacity is provided.

Buffers and Open Space:

The Missing Middle (MM) zoning district requires a minimum of eight (8) percent of net buildable acreage be provided as open space in accordance with SCLDC Sec. 30.8.3.8(a). At the time of Final Engineering review the plan will be evaluated for open space requirements in compliance with SCLDC Sec. 30.8.3.8(a)(2). Landscape buffers are not required based on intensity of the development.

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis School Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and Zoned Schools for the property. The analysis concluded that the students generated by the project at the three (3) Concurrency Service Area (CSA) levels would, at this time, be able to be accommodated without exceeding the adopted level of service (LOS) for each CSA by school type. The analysis notes this is a nonbinding review; the numbers are for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the School board.

Consistency with the Land Development Code

The proposed MM (Missing Middle) zoning designation has been evaluated for compatibility with the SCLDC in accordance with Chapter 30, Part 8.

The purpose of the MM zoning district is to provide a broader range of housing choices in order to encourage affordability whilst maintaining the overall character of the area by adhering to the established Future Land Use. The Future Land Use guides which typologies are allowable in Missing Middle. In this case, given the Future Land Use of Low Density Residential, small lot single family, cottage court, and duplex housing units are permitted; whereas triplexes, quadplexes, and townhomes are permitted with a maximum of two (2) stories.

The request is consistent with the Seminole County Land Development Code and the surrounding area. There are larger lots to the south with a required minimum lot size of 13,500 sq. ft. and lot width of 100 feet. The Foxwood Planned Development to the west requires a minimum lot size of 7,500 sq. ft. The proposed minimum lot size for the subdivision is proposed to be 6,500 sq. ft., which would act as a transition to smaller lot sizes whilst remaining compatible with the established overall density for the area. One (1) of the three (3) lots subject to the rezone currently retains split zoning of A-1 and R-1AA, which would require a rezone in any event if the property were to be

redeveloped in the future for anything other than its current single family use. The rezone request remedies a current inconsistency in zoning for the subject property.

The proposed development supports the objectives of the Missing Midde by meeting the following criteria in accordance with SCLDC Sec. 30.8.3.7:

a) Missing Middle typologies may be clustered or distributed throughout the project.

Staff Analysis:

Not applicable, only one typology is proposed.

b) No single Missing Middle typology may exceed five (5) acres of developable land.

Staff Analysis:

Not applicable, the residential tract (developable land) is under five (5) acres.

c) Development includes a connected street grid which is accomplished by meeting the following conditions:

1) No portion of the project may be gated.

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.

3) Sidewalks are required on both sides of every street.

4) 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.

5) The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties.

6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots.

7) Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.

Staff Analysis:

The proposed project will not be gated and both internal sidewalks as well as connections to existing external sidewalks will be provided. The internal right of way is designed to establish connectivity from Sand Lake Rd to Sandy Ln. Although the current code section references the provisions of stub-outs, the overall design of the development is consistent with the intent of promoting connectivity and accessibility to adjacent streets and roadways. While stub-outs were not provided to the two (2) vacant lots to the northeast, access to those parcels are not inhibited by this development. One vacant lot retains frontage on Sand Lake Rd, while the other retains frontage on both Sand Lake Rd and Sandy Ln.

The overall development still meets the intent of the Missing Middle zoning district via implementation of the “block” design through connectivity to Sand Lake Rd and Sandy Ln. During the Final Engineering stage, if there are public safety and overall feasibility concerns that may limit the ability for the intent of the code to be met by means of access to Sand Lake Rd, the language in the forthcoming SCLDC update would allow the Development Services Director to waive the requirement of connections to adjacent streets, provided pedestrian connectivity is maintained. Potential constraints and obstacles of development such as grading, site elevation, and level of service of Sand Lake Rd may present challenges; however, these considerations do not preclude the site’s compatibility with the overall intent of the Missing Middle zoning district.

d) Restrictions near development boundaries:

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.

2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.

Staff Analysis:

Building elevations will be provided prior to Final Engineering approval, in which the stories will be regulated. There is only one typology proposed, so provision number two (2) is not applicable.

Additionally, Missing Middle developments are required to meet the following site and building requirements:

a) Open Space: Where Open Space is required in the applicable zoning district, those standards shall be applied. If Open Space is not otherwise required, the

standards below shall apply.

1) For developments greater than eight (8) units and a minimum of two (2) acres; a minimum eight (8) percent of the net buildable acreage shall be set aside as Open Space that meets the standards described below.

2) Open Space may be provided in multiple locations subject to the following requirements. Each qualifying Open Space must be:

a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.

b. A minimum of .20 contiguous acres.

c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty (20) feet in width from the top of berm to the public right of way or lot line or a dog park.

d. Open Space shall be proximate to Missing Middle units.

Staff Analysis:

The provided conceptual development plan proposes a minimum of eight (8) percent of net buildable acres as open space, and will provide pedestrian connectivity to all open space. Specific criteria will be evaluated at Preliminary Subdivision Plan/Final Engineering in order to ensure that the detailed plans meet the qualifying open space criteria.

b) Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards:

a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site.

b. Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement.

c. Be selected from the list of approved Canopy Street Trees (30.14.15(j)).

d. Meet the standards of Sec. 30.14.16. - General provisions for

all landscaped areas.

Staff Analysis:

The provided conceptual development plan notates the requirement of street trees and it is acknowledged by the Applicant that the criteria will be evaluated at Preliminary Subdivision Plan/Final Engineering in order to ensure that the detailed plans meet the criteria.

c) Minimum Parking Requirements:

1) Two (2) parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit.

2) On-street parking is required on streets adjacent to missing middle units.

3) Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.

Staff Analysis:

The conceptual development plan proposes on-street parking, and it is acknowledged by the Applicant that two (2) parking spaces will be required per dwelling unit over 1,000 sq. ft.

d) Building Frontage:

1) Buildings not fronting on a street must front on a common open space, a pedestrian pathway or a multi-use trail.

2) Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards.

3) Up to six (6) lots may be accessed by a commonly held easement drive that is non-gated and designed to allow fire access (aka parking court).

Staff Analysis:

The provided conceptual development plan proposes residential tracts on the internal road frontage. When lot lines are proposed at Preliminary Subdivision Plan stage, this section will be evaluated further.

The development plan provided is for reference of conceptual design and is subject to change during the subdivision process, consistent with all applicable code provisions and engineering practices. Staff finds the requested MM zoning classification to be

consistent with the SCLDC and compatible with the trend of development in the area.

Consistency with the Comprehensive Plan

The purpose and intent of the Low Density Residential land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purposes and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.

The proposed MM zoning is consistent with Policy FLU 4.2.1 by reducing lot sizes to allow for more compact site plans while adhering to the overall density in the area, adhering to the street tree requirements, and providing for a complementary Missing Middle typology with the existing neighborhoods. The request meets the trend of single family dwelling unit development in the surrounding neighborhoods while maximizing usable density within the allowable limit. The subject site is approximately 1,900 feet as the crow flies from the nearest boundary of the Urban Centers and Corridors Overlay. The proposed rezone supports encouraging a wider range of housing choices in and around the Centers and Corridors Overlay, which meets the intent of Policy FLU 4.2.1. (A).

This property is located within the aquifer recharge overlay. The applicant is aware and has stated compliance on the proposed development plan with Policy FLU 2.3.12 (B) (3) in that the maximum area covered by structures and impervious surface shall not exceed sixty (60) percent of the total land area. The Applicant has proposed a maximum impervious surface ratio of sixty (60) percent and is compliant with the applicable SCLDC sections pertaining to this overlay

The proposed MM zoning classification acts as a transition in zoning for the surrounding trend of development in the area by staying consistent with both the permitted uses and density provisions of the Low Density Residential Future Land Use designation while allowing for more dwelling units to be achieved through flexible site standards. The proposed development is consistent with the intent of the Missing Middle zoning, and congruous with the Low Density Residential Future Land Use for the site and surrounding area. Per Policy FLU 4.2.1 (A), permitted uses within Low Density Residential include Missing Middle housing typologies that allow up to four (4) dwelling units per net buildable acre. The proposed development is consistent with this policy.

Staff finds the proposed MM zoning classification to be consistent with the

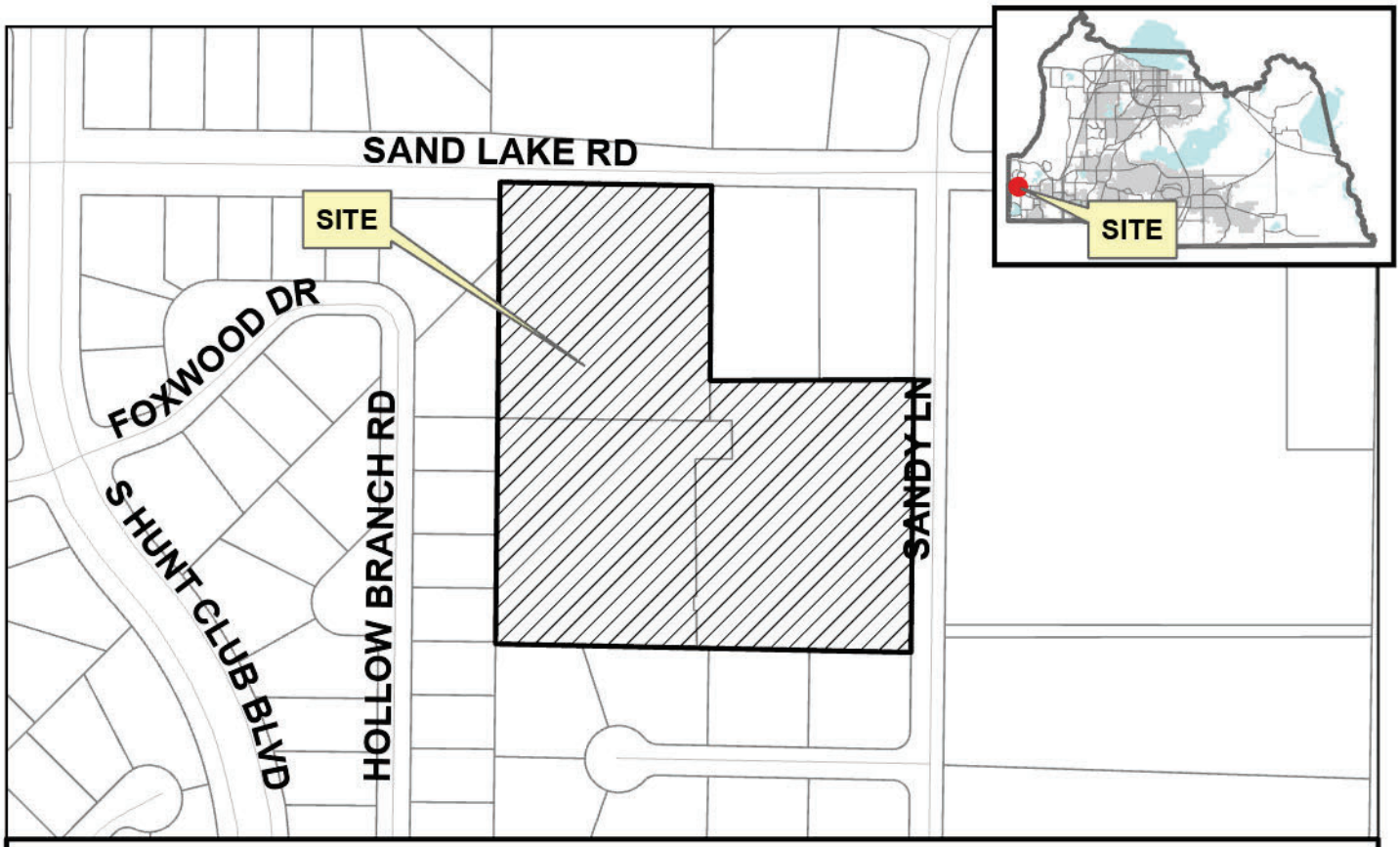
Comprehensive Plan.

In compliance with SCLDC Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 23, 2025; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt an Ordinance enacting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle) as per the following motion:

Based on Staff’s findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code, and recommends the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle) on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd.



Rezone No: Z2025-014

Parcels

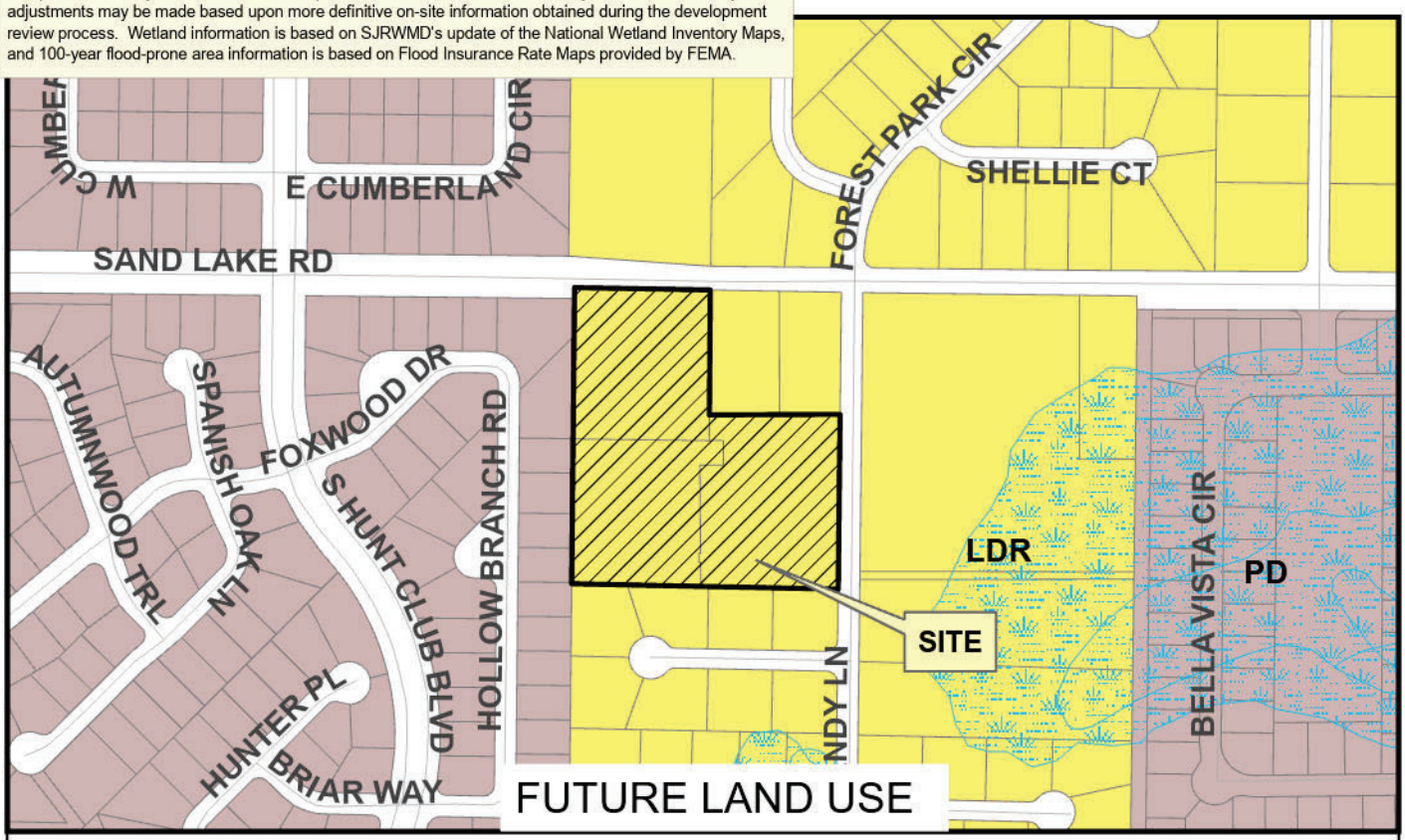
N



Date: 1/30/2026

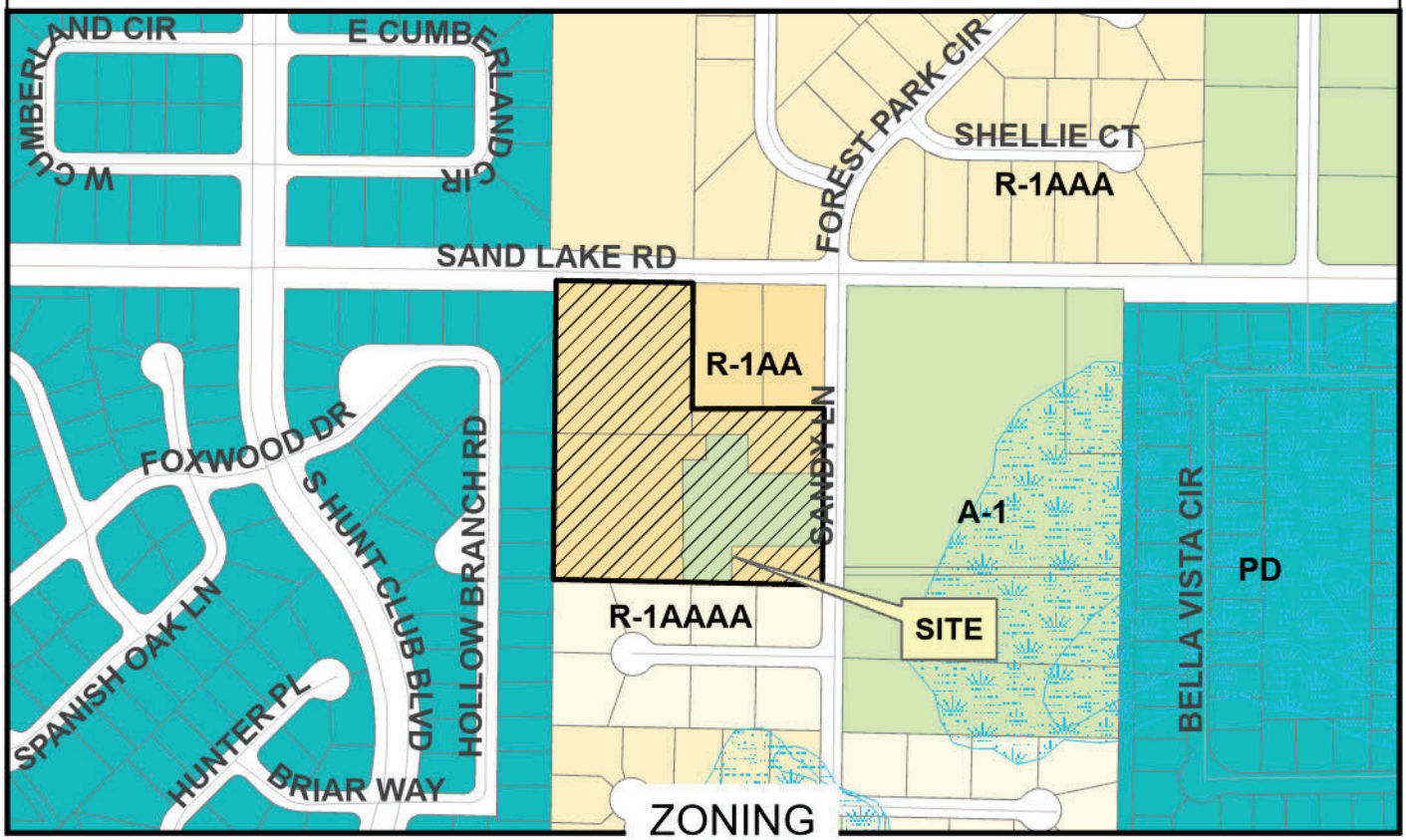
Name Z2025-014LocationAerial

The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



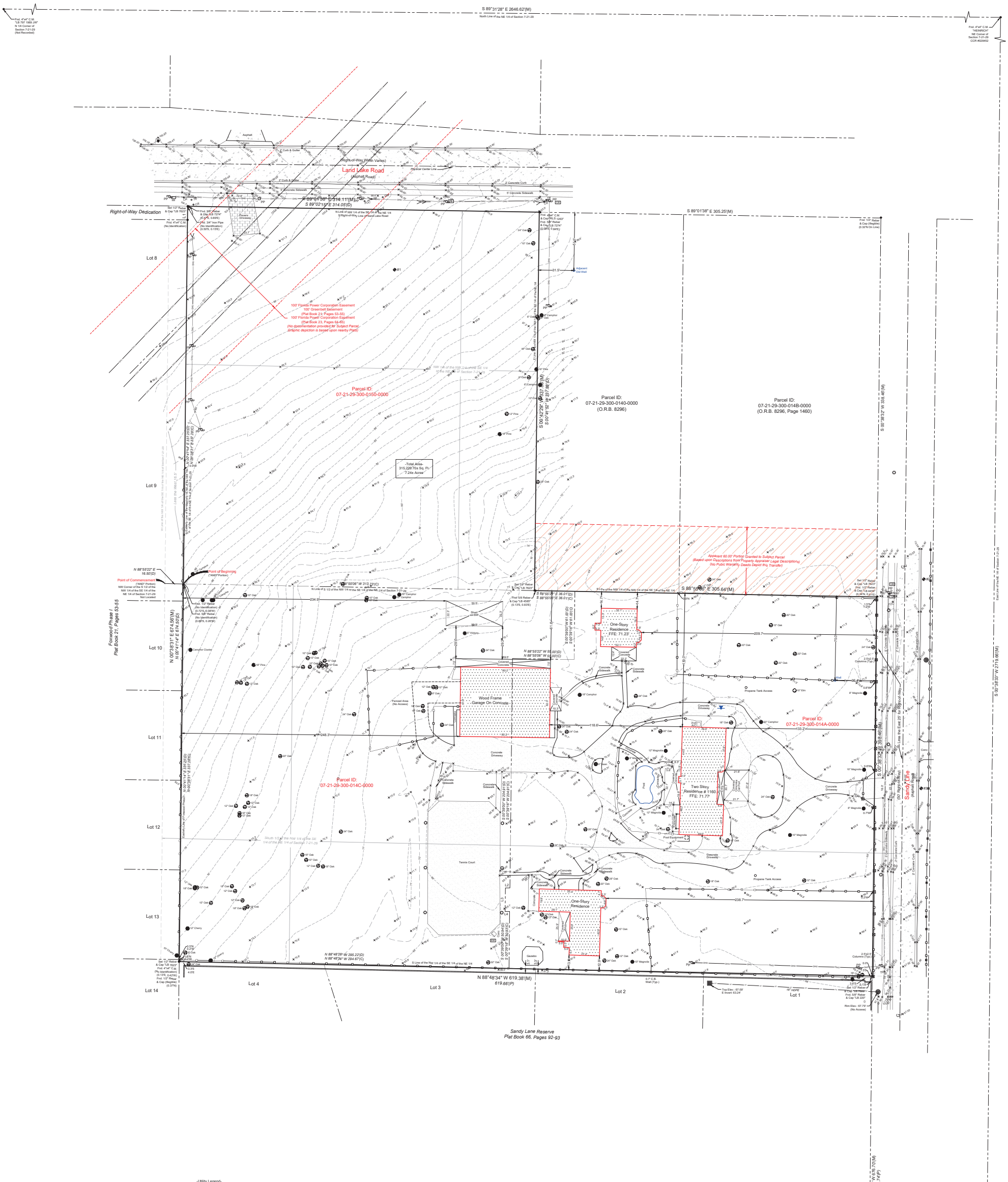
Applicant: Giovanni Joran
STR/Acres/District: 07-21-29 / 7.80+/- acres / District 3
Existing Use: LD Res
Special Notes: Max. Net Density = 4 du/ac

Rezone No: Z2025-014
From: A-1/R-1AA To: MM



Date: 2/4/2026

Name Z2025-0014FluZonePg


S 89°31'28" E 2646.62'(M)
North Line of the NE 1/4 of Section 7-21-29
Fnd. 4"x4" C.M. "LB 797 1969 JW" N 1/4 Corner of Section 7-21-29 (Not Recorded)
Fnd. 4"x4" C.M. "HEINRICH" NE Corner of Section 7-21-29 CCR #6234/02
Land Lake Road
(Asphalt Road)
(Right-of-Way Width Varies)
Right-of-Way Dedication
S 89°01'38" E 314.11'(M)
S 89°02'15"E 314.05'(D)
S 89°01'38" E 305.25'(M)
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 4
Lot 3
Lot 2
Lot 1
Parcel ID: 07-21-29-300-0150-0000
Parcel ID: 07-21-29-300-0140-0000 (O.R.B. 8296)
Parcel ID: 07-21-29-300-014B-0000 (O.R.B. 8296, Page 1460)
Parcel ID: 07-21-29-300-014C-0000
Parcel ID: 07-21-29-300-014A-0000
100' Florida Power Corporation Easement
100' Greenbelt Easement (Plat Book 21, Pages 53-55)
100' Florida Power Corporation Easement (Plat Book 23, Pages 64-65)
(No documentation provided for Subject Parcel. Graphic depiction is based upon nearby Plats)
Point of Beginning ("AND" Portion)
Point of Commencement ("AND" Portion)
NW Corner of the S 1/2 of the NW 1/4 of the SE 1/4 of the NE 1/4 of Section 7-21-29 Not Located
N 88°55'22" E 16.50'(D)
N 88°55'06" W 313.73'(C)
N 00°39'31" E 674.56'(M)
N 00°41'14" E 674.50'(D)
S 00°42'29" W 337.88'(D)
S 00°38'32" W 338.46'(M)
S 00°38'32" W 2719.98'(M)
N 88°48'28" W 295.22'(D)
N 88°48'34" W 294.67'(C)
N 88°48'34" W 619.38'(M)
619.66'(P)
S 88°55'22" E 305.64'(M)
S 88°55'22" E 36.01'(D)
S 88°55'06" E 36.01'(C)
N 88°55'22" W 50.00'(D)
N 88°55'06" W 50.00'(C)
S 00°39'00" W 61.00'(D)
S 00°39'16" W 61.00'(C)
N 00°39'00" E 204.91'(D)
N 00°39'16" E 204.91'(C)
S 00°39'00" W 204.91'(D)
S 00°39'16" W 204.91'(C)
N 00°39'31" E 337.88'(D)
N 00°38'31" E 337.88'(C)
S 00°39'31" W 676.70'(M)
676.74'(P)
N 88°31'50" W 688.47'(M)
685.68'(P)
Apparent 60.00' Portion Granted to Subject Parcel (Based upon Descriptions from Property Appraiser Legal Descriptions) (No Public Warranty Deeds Depict this Transfer)
Foxwood Phase I Plat Book 21, Pages 53-55
Sandy Lane Reserve Plat Book 66, Pages 92-93
Sandy Lane (Asphalt Road)
60' Right-of-Way
Less the East 25' for Right-of-Way
Point of Beginning
Point of Commencement
Total Area- 315,229.70± Sq. Ft. 7.24± Acres
One-Story Residence FFE: 71.23'
Two Story Residence # 1160 FFE: 71.77'
Wood Frame Garage On Concrete
One-Story Residence
Pool
Tennis Court
Gazebo
Shed on Slab
Fenced Area (No Access)
Adjacent Old Well
Propane Tank Access
Pool Equipment
Asphalt Apron
Paver Driveway
Concrete Driveway
Concrete Sidewalk
Covered Concrete
Screened Enclosure
2' Curb & Gutter
5' Concrete Sidewalk
2' Concrete Curb
Set 1/2" Rebar & Cap "LB 7623"
Fnd. 5/8" Rebar & Cap "LB 4588" (0.13'S, 0.83'E)
Fnd. 3/4" Iron Pipe (No Identification) (0.50'S, 0.15'E)
Fnd. 4"x4" C.M. (No Identification)
Fnd. 5/8" Rebar & Cap "LB 7623" (0.48'S, 0.89'E)
Fnd. 4"x4" C.M. "LB 3382" SE Corner of the SW 1/4 of the SE 1/4 of the NE 1/4 of Section 7-21-29
Fnd. 6"x6" C.M. (No Identification) E 1/4 Corner of Section 7-21-29 CCR #6287/66
Fnd. 1/2" Rebar & Cap (Illegible) (0.32'N On Line)
Set 1/2" Rebar & Cap "LB 7623" Fnd. 1/2" Rebar & Cap "LS 4430" (0.34'N, 0.61'E)
Set 1/2" Rebar & Cap "LB 7623" Fnd. 1/2" Rebar (No Identification) (0.17'S, 0.42'W)
Fnd. 1/2" Rebar & Cap (Illegible) (0.37'N)
Set 1/2" Rebar & Cap "LB 7623" Fnd. 5/8" Rebar & Cap "LB 2220" (0.20'N, 0.61'E)
Fnd. 4"x4" C.M. "LB 797 1969 JW" N 1/4 Corner of Section 7-21-29 (Not Recorded)
Fnd. 1/2" Rebar (No Identification) (0.72'S, 0.08'W)
Fnd. 5/8" Rebar / (No Identification) (0.68'S, 0.26'W)
Set 1/2" Rebar & Cap "LB 7623" (0.15'S, 0.83'E)
Set 1/2" Rebar & Cap "LB 7623" (0.20'N, 0.61'E)
Set 1/2" Rebar & Cap "LB 7623" (0.48'N, 0.61'E)
Set 1/2" Rebar & Cap "LB 7623" (0.13'N, 0.42'E)
Set 1/2" Rebar & Cap "LB 7623" (0.37'N)
Fnd. 5/8" Rebar & Cap "LB 2220" (0.20'N, 0.61'E)
Fnd. 5/8" Rebar & Cap "LB 4588" (0.13'S, 0.83'E)
Fnd. 5/8" Rebar & Cap "LB 7623" (0.48'S, 0.89'E)
Fnd. 1/2" Rebar (No Identification) (0.17'S, 0.42'W)
Fnd. 1/2" Rebar & Cap (Illegible) (0.37'N)
Fnd. 5/8" Rebar & Cap "LB 7623" (0.20'N, 0.61'E)
Fnd. 5/8" Rebar & Cap "LB 4588" (0.13'S, 0.83'E)
Fnd. 5/8" Rebar & Cap "LB 7623" (0.48'S, 0.89'E)
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Fnd. 1/2" Rebar & Cap (Illegible) (0.37'N)
Fnd. 5/8" Rebar & Cap "LB 2220

07-21-29-300-0150-0000, 07-21-29-300-014C-0000 AND 07-21-29-300-014A-0000
SAND LAKE ROAD
LONGWOOD, FLORIDA 32779



VICINITY MAP
NTS
SECTION 07, TOWNSHIP 21, RANGE 29

DEVELOPER:
JORDAN HOMES, LLC
2653 WEST STATE ROAD 426
OVIEDO, FL 32765
(407) 971-9404 ext. 101

ENGINEER:
MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

LEGAL DESCRIPTION:

Parcel 1:

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS the West 16.5 feet and the East 25 feet, thereof.

ALSO LESS AND EXCEPT those lands described in Special Warranty Deed recorded November 7, 2006, in Official Records Book 6474, Page 1233, of the Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°59'44"E, a distance of 16.50 feet along the North line of said South 1/2 to the POINT OF BEGINNING; thence continue along said North line, N89°59'44"E, a distance of 350.00 feet; thence departing said North line run S00°25'54"E, a distance of 61.00 feet, parallel to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S89°59'44"W, a distance of 55.00 feet; thence S00°25'54"E, a distance of 204.91 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence S89°34'06"W, a distance of 4.00 feet; thence S00°25'54"E, a distance of 21.00 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence N89°34'06"E, a distance of 4.00 feet; thence S00°25'54"E, a distance of 51.04 feet to a point on the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N89°53'48"W, along said South line, a distance of 295.00 feet; thence N00°25'54"W, parallel to and 16.50 feet Easterly of the West line of the Southeast 1/4 of Northeast 1/4 of said Section 7, a distance of 337.39 feet to the Point of Beginning.

Parcel 2:

The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS that part for right of way of Sandy Lane.

Parcel 3:

The South 60 feet of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS that part for Right-of-Way for Sand Lake Road and Sandy Lane.

Parcel 4-A:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA;

LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55'22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 7, 337.23 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89° 02'15" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 89° 55'22" E, 36.01 FEET; THENCE RUN S 00°39'00" W, 61.00 FEET; THENCE RUN N 89°55'22"W, 55.00 FEET; THENCE RUN S 00°39'00" W, 204.91 FEET; THENCE RUN S 89°21'00"W, 4.00 FEET; THENCE RUN S 00°39'00" W, 21.00 FEET; THENCE RUN N 89°21'00"E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.04 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN N 88°48'26"W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.

SITE DATA:

PROJECT NAME:	SANDY LANE HOMES
ADDRESS:	SAND LAKE ROAD LONGWOOD, FL 32779
DEVELOPER ADDRESS:	2653 WEST STATE ROAD 426 OVIEDO, FL 32765
TELEPHONE:	(407) 971-9404 ext. 101

ZONING/LAND USE DATA:

ZONING (EXISTING):	R-1AA AND A-1
ZONING (PROPOSED):	MM (MISSING MIDDLE)
FUTURE LAND USE (EXISTING):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)
FUTURE LAND USE (PROPOSED):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)
PROPOSED USES:	24 DETACHED SINGLE FAMILY HOMES
MAX. BUILDING HEIGHT:	35 FEET
MINIMUM LOT WIDTH:	57 FEET **
MINIMUM LOT DEPTH:	130 FEET
MINIMUM LOT SIZE:	6,500 SF
PHASING:	ONE PHASE
WATER SERVICE:	SUNSHINE WATER SERVICES COMPANY
WASTEWATER SERVICE:	SEMINOLE COUNTY UTILITIES
SOILS:	6—ASTATULA—APOPKA FINE SANDS 13—EAU GALLIE AND IMMOKALEE FINE SANDS 31—TAVARES—MILLHOPPER FINE SANDS
STORMWATER MANAGEMENT:	PROPOSED SHARED RETENTION POND
FLOOD ZONE:	X (FLOOD MAP 12117C0140 F)
FIRE:	SEMINOLE COUNTY FIRE STATION #13
SITE AREA:	333,566 SF=7.658 ACRES
PROPOSED DENSITY (GROSS):	3.13 UNITS/ACRE (24 UNITS/7.658 ACRES)
PROPOSED DENSITY (NET): *	3.88 UNITS/ACRE (24 UNITS/6.178 ACRES) *
MAXIMUM ISR:	60% (OVERALL PROJECT)
MINIMUM OPEN SPACE:	40% (OVERALL PROJECT)
MINIMUM OPEN SPACE:	8% OF NET BUILDABLE ACREAGE (21,538 SF) *

SUMMARY OF AREAS:

OVERALL PROJECT AREA (GROSS):	333,566 SF=7.658 ACRES
POWER EASEMENT:	13,741 SF=0.315 ACRES AT 4.12%
R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
REMAINDER:	269,131 SF=6.178 ACRES AT 80.68%
OVERALL PROJECT AREA (NET):	269,131 SF=6.178 ACRES AT 80.68%
OVERALL PROJECT AREA (GROSS):	333,566 SF=7.658 ACRES
R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
RESIDENTIAL LOTS:	201,718 SF=4.631 ACRES AT 60.47%
STORMWATER TRACT:	22,018 SF=0.505 ACRES AT 6.60%
COMMON AREA TRACTS:	59,136 SF=1.358 ACRES AT 17.73%

DEVELOPMENT NOTES:

1. DEVELOPMENT SHALL MEET REQUIREMENTS OF SCLDC 30.10.1 REGARDING AQUIFER RECHARGE.
2. PROJECT SHALL ADHERE TO ALL MISSING MIDDLE STANDARDS CONTAINED WITHIN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.3 – MM MISSING MIDDLE DISTRICT AND ALTERNATIVE STANDARDS.
3. STREET TREES ARE REQUIRED IN MISSING MIDDLE DEVELOPMENTS AND ON ALL STREETS ABUTTING MISSING MIDDLE TYPOLOGIES IN MIXED-USE DEVELOPMENTS. STREET TREES MUST MEET THE FOLLOWING STANDARDS:
   (1) BE PLANTED AN AVERAGE OF FORTY (40) FEET ON CENTER ON BOTH SIDES OF INTERNAL STREETS AND ON EXISTING RIGHTS OF WAYS ADJOINING THE SITE.
   (2) BE LOCATED IN A PLANTING STRIP OR TREE WELL WITH A MINIMUM WIDTH OF EIGHT (8) FEET. TREE WELLS OR PLANTING STRIPS LESS THAN TEN (10) FEET IN WIDTH MUST INCORPORATE A ROOT BARRIER AT THE EDGE OF PAVEMENT.
   (3) BE SELECTED FROM THE LIST OF APPROVED CANOPY STREET TREES (30.14.16(J)).
   (4) MEET THE STANDARDS OF SEC. 30.14.16. – GENERAL PROVISIONS FOR ALL LANDSCAPED AREAS.
4. LOT/TRACT LINES AND PARKING LAYOUT SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING ENGINEERING/SUBDIVISION PLAN REVIEW.
5. OPEN SPACE WILL MEET STANDARDS AS SET FORTH IN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.3.8 (a) (2)

* AFTER REMOVING POWER LINE EASEMENT AND R/W DEDICATION AREAS

** ALL LOTS WILL BE MINIMUM 60 FEET WIDE EXCEPT FOR FIVE LOTS (20.83% OF TOTAL)

DATE	REVISION	BY
11-17-25	AS PER COUNTY	M.C.
12-19-25	UPDATED MINIMUM LOT WIDTH	M.C.
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--	--	--
--	--	--
--	--	--
--	--	--

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H-23.002 FLORIDA ADMINISTRATIVE CODE.

DEVELOPMENT PLAN
FOR
SANDY LANE HOMES
SAND LAKE ROAD — SEMINOLE COUNTY, FLORIDA

Digitally signed by bronson m collins
Date: 2025.12.18 12:03:10 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

BRONSON M. COLLINS — LICENSE No. 54608 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

SCALE: 1" = 40'	
DRAWN BY: M.C.	DATE: 8-8-25
CHECKED BY: M.C.	JOB NO: 225-010
SHEET NO: DP-1 OF 02	

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1160 SANDY LANE AND ADDITIONAL PARCELS LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) AND A-1 (AGRICULTURE) TO THE MM (MISSING MIDDLE) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Sandy Lane Homes Rezone, dated May 12th, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from R-1AA (single Family Dwelling) and A-1 (Agriculture) to MM (Missing Middle).

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 12th day of May 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:
The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;
LESS the West 16.5 feet and the East 25 feet, thereof; ALSO LESS AND EXCEPT those lands described in Special Warranty Deed recorded November 7, 2006, in Official Records Book 6474, Page 1233, of the Public Records of Seminole County, Florida,
being more particularly described as follows: Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°59‘44"E, a distance of 16.50 feet along the North line of said South 1/2 to the POINT OF BEGINNING; thence continue along said North line, N89°59'44"E, a distance of 350.00 feet; thence departing said North line run S00°25’54”E, a distance of 61.00 feet, parallel to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S89°59‘44"W, a distance of 55.00 feet; thence S00°25’54”E, a distance of 204.91 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence S89°34’06”W, a distance of 4.00 feet; thence S00°25’54”E, a distance of 21.00 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence N89°34’06”E, a distance of 4.00 feet; thence S00°25’54”E, a distance of 51.04 feet to a point on the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N89°53'48”W, along said South line, a distance of 295.00 feet; thence N00°25’54”W, parallel to and 16.50 feet Easterly of the West line of the Southeast 1/4 of Northeast 1/4 of said Section 7, a distance of 337.39 feet to the Point of Beginning.

Parcel 2:
The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for right of way of Sandy Lane.

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The South 60 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for Right-of-Way for Sand Lake Road and Sandy Lane.

Parcel 4-A:
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST ¼ OF THE SOUTHEAST 1/4 OF

THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55‘22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41‘14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7, 337.25 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89° 02'15" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 88° 55'22” E, 36.01 FEET; THENCE RUN S 00°39‘00" W, 61.00 FEET; THENCE RUN N 88°55‘22"W, 55.00 FEET; THENCE RUN S 00°39'00” W, 204.91 FEET; THENCE RUN N 89°21‘00"W, 4.00 FEET; THENCE RUN S 00°39’00" W, 21.00 FEET; THENCE RUN S 89°21'00” E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.94 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN N 88°48'28”W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.

Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)

7.14.25

To: **Jordan Homes LLC**
Giovanni Jordan

From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools

Date: July 13, 2025

RE: **25-07 SIA Sandy Lane Homes**

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the new FLUM designation and/or zoning will have the effect of increasing residential density, and as a result generate additional school age children.

Description: Proposed SF-Attached of +/- 7.82 acres generally located at 1160 Sandy Lane and 3391 Sand Lake Road **within the jurisdiction of City of Longwood, FL**. The applicant is requesting a **maximum of 30 Single Family Detached Units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: **07-21-29-300-014A-0000, -0150-0000, 014C-0000**

This review and evaluation is performed on proposed future land use changes and rezones, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	**CSA E-13**	**CSA M-7**	**CSA H-6**
CAPACITY	**863**	**1,615**	**2,979**
3-YEAR PROGRAM CAPACITY	-	-	-
ENROLLMENT	**806**	**1,121**	**2,816**
AVAILABLE CAPACITY	**24**	**494**	**163**
SCALD RESERVATIONS TO DATE	**2**	**65**	**89**
Sandy Lane Homes	**5**	**3**	**4**
REMAINING CAPACITY	**17**	**426**	**70**

Comments CSA Evaluation:
At this point, the students generated at the three CSA levels would not be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed

by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated would be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned (shaded) middle school. Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

	ZONED SCHOOL			ADJACENT CSA'S	
ELEMENTARY SCHOOLS	**Wekiva**	Sabal Point	**CSA E-13**		
CAPACITY	**821**	925	**1,746**		
3-YEAR PROGRAM CAPACITY	-		-		
ENROLLMENT	**802**	920	**1,722**		
AVAILABLE CAPACITY	**19**	5	**24**		-
SCALD RESERVATIONS TO DATE	**2**	-	**2**		
Sandy Lane Homes	**5**	-	**5**	-	-
			-		
REMAINING CAPACITY	**12**	5	**17**	-	-

	ZONED SCHOOL			ADJACENT CSA'S	
MIDDLE SCHOOLS	**Teague**		**CSA M-7**		
CAPACITY	**1,615**		**1,615**		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	**1,121**		**1,121**		
AVAILABLE CAPACITY	**494**	-	**494**	-	-
SCALD RESERVATIONS TO DATE	**65**		**65**		
Sandy Lane Homes	**3**	-	**3**	-	-
			-		
REMAINING CAPACITY	**426**	-	**426**	-	

	ZONED SCHOOL			ADJACENT CSA'S	
HIGH SCHOOLS	**Lake Brantley**		**CSA H-6**		
CAPACITY	**2,979**		**2,979**		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	**2,816**		**2,816**		
AVAILABLE CAPACITY	163	-	**163**	-	
SCALD RESERVATIONS TO DATE	**89**		**89**		
Sandy Lane Homes	**4**	-	**4**	-	-
			-		
REMAINING CAPACITY	**70**	-	**70**	-	-

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

i) Elementary: 780 student stations
ii) Middle: 1500 student stations
iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:
Elementary 100%, Middle 90%, High 95%

Sandy Lane Homes Rezoning Community Meeting Minutes

Subject:	Rezoning of Parcel IDs 07-21-29-300-014A-0000 (Parcel A), 07-21-29-300-0150-0000 (Parcel B), 07-21-29-300-014C-0000 (Parcel C)
Date:	September 23, 2025
Time:	6:00PM to 8:00PM
Location:	Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714
Applicant/Speaker:	Larry Jordan, Jordan Homes

Attendees:

Estimated at just over 100 attendees

Residents from **Wekiva**

Residents from **Bella Vista**

Residents along **Sandy Lane**

It is believed that there were residents from **Forest Park Estates** in attendance as well.

Meeting began at approximately 6:30 PM.

1. Purpose of Meeting

The meeting was held to satisfy the County requirements for a **community meeting related to a rezoning request**. The applicant presented a conceptual proposal for redevelopment of an undeveloped parcel and gathered public input prior to filing or advancing zoning applications with Seminole County.

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2. Existing Site Background

- The property was previously contemplated for **single-family development in the late 2000s** prior to the housing market crash.
- Infrastructure elements (e.g., curbing/brickwork) from earlier plans remain visible.
- Part of site is currently vacant and has experienced illegal dumping.
- The land is subject to **future land use (LDR – Low Density Residential)** and existing zoning constraints limiting development without rezoning.

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3. Applicant's Proposal Overview

Developer Intent:

- Develop a **single-family residential subdivision** (not townhomes or multifamily).
- Proposed density: **approximately 24 homes** (reduced from an earlier conceptual count of 29 due to County feedback).
- Lot size discussed: approximately **6,500 sq. ft.**
- Homes proposed:
    - **Minimum ~3,000 sq. ft.**, up to ~4,500 sq. ft.
    - **Two-story homes** to comply with impervious surface limits.
    - **Two-car garages**
    - Target pricing stated: **approximately $800,000 to $1.2M+**, depending on market conditions.
- Developer stated intent to build homes that are **equal to or higher in quality** than surrounding neighborhoods and not reduce nearby property values.

Key Clarifications by Applicant:

- No intention to build:
    - Townhomes
    - Duplexes
    - Affordable housing complexes
- Project is described as **conceptual ("bubble plan")**, not final engineering.
- If rezoning does not allow sufficient density, the applicant stated the project would **not move forward**.

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4. Zoning & Land Use Discussion

- There was considerable confusion and debate occurred regarding
    - Existing zoning vs. future land use designation
    - Allowable density under current zoning
- Applicant explained:

    - Current zoning does not allow the desired development configuration. However the future land use allows 4 units/acre.
    - Rezoning is required to align zoning with the **existing LDR future land use designation**.
- Residents expressed concern that rezoning would:
    - Set a precedent for **additional development** on adjacent parcels.
    - Enable higher density than currently exists in Sandy Lane neighborhoods.

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5. Resident Concerns Raised

A. Traffic Concerns

- Residents described that Sandy Lane and Sand Lake Road are already congested, especially during peak hours

B. Environmental & Drainage Issues

- Property is located in a **Florida Recharge Aquifer zone**.
- Residents cited:
    - Flooding risks from disturbing subsurface limestone
    - Prior well and drainage issues in nearby properties
- Applicant responses:
    - Environmental studies will be required by the County.
    - On-site stormwater retention is planned.
    - Minimal grading proposed; excavation generally limited to footing depth.
    - High point of site cannot be lowered more than 3 feet per code.

C. Density, Lot Size & Compatibility

- Residents compared proposal unfavorably to:
    - Existing half-acre and larger estate lots nearby and used Sandy Lane Reserve and Bella Vista home spacing
- Concerns included:
    - Homes being too close together (7’ side setbacks / 14’ between houses)
    - Visual similarity to higher-density developments like Baldwin Park
    - Whether pricing projections were realistic given lot size and location

D. Property Values

- Residents questioned whether:
    - Smaller lots with front-loaded garages could achieve $1M+ pricing
    - Development would truly enhance surrounding property values

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6. Community Sentiment

- Many residents were opposed or highly skeptical.
- HOA President from Sandy Lane Homes stated that some of the homeowners were in favor of the single family homes but still some opposed.
- Some residents suggested:
    - County or public acquisition of the land
    - Lower density or larger-lot development if redevelopment occurs

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7. Applicant Statements & Commitments

- Applicant emphasized:
    - He is required to hold the meeting but does not control County rules.
    - Rezoning will proceed through formal County processes.
    - Residents have the right to object at public hearings.
- No binding commitments were made regarding:
    - Final density or site layout
    - Final architectural styles

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8. Meeting Conclusion

- Meeting concluded without consensus.
- The sign-in sheet was provided and circulated but was taken and not returned to the applicant. Applicant asked the HOA Presidents of the neighboring subdivisions Wekiva and the Sandy Lane Homes South of the property on Sandy Lane to help find the sign-in sheet and no one turned it in.
- The meeting fulfilled the **community outreach requirement** for rezoning consideration.

Meeting adjourned at approximately 8:45pm.

OwnerName	Address1	Address2	CityStateZip
VARGAS, MICHAEL & ENDERS, KARALEE		116 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
WILLMAN, JEFFERY M & JERRA A		312 FOREST PARK CIR	LONGWOOD, FL 32779-5870
BORLAND, STEPHANIE L & HENDERSCHEDT, ROBERT		118 SHELLIE CT	LONGWOOD, FL 32779-5832
BOHLER, TIMOTHY & MERSHELL T		1160 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
LEE, YONG M & CHOE, KYONG M		1131 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MOORE, DONALD B & BIANCA A		1148 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEMINOLE B C C		1101 E 1ST ST	SANFORD, FL 32771-1468
WILLIAMSON, SANDRA		401 FOREST PARK CIR	LONGWOOD, FL 32779-5876
KELLY, CALLISTA S & BRENDAN J		3324 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
MILLER, KATHERINE V & MATTHEW J		2321 HARBOR LAKE DR	ORANGE PARK, FL 32003-7799
FRISCH, WILLIAM P JR & PATRICIA A		124 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
CABRERA, HEBER		3220 BRIAR WAY	APOPKA, FL 32703-4915
CLAPP, ANDREW K & NATALIE D		1100 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VIOLET DIXIN REV TRUST		3136 HUNTER PL	APOPKA, FL 32703-4930
FRIEDMAN, KEVIN & MEGHAN B		127 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
COOK, KARYN		3301 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
BENITO LA RUSSA FAMILY TRUST		1135 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MARSHALL, PATRICIA L		99 SPANISH OAK LN	APOPKA, FL 32703-4934
CLAUDIO, HILSIA		202 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
HLAVIN, MARK D & STEPHANIE M		3330 BRIAR WAY	APOPKA, FL 32703-4917
MCDERMOTT, PATRICIA ENH LIFE EST		230 W COTTESMORE CIR	LONGWOOD, FL 32779-5605
CHEN, ZHEN DI & LIU, XIUMEI		3227 HUNTER PL	APOPKA, FL 32703-4931
SEGARRA, RAUL		3304 FOXWOOD DR	APOPKA, FL 32703-4923
GRASSIAN, HARVEY S & ELIZABETH		122 SHELLIE CT	LONGWOOD, FL 32779-5832
ANDERSON, GARY A & BARBARA V	155 OCEAN AVE	#201	PALM BCH SHRS, FL 33404-5784
TILLMAN, JOHN S		3361 FOXWOOD DR	APOPKA, FL 32703-4922
GANDHI, AMIT & ADITY		1104 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
GARCIA, JAKLYN		103 SPANISH OAK LN	APOPKA, FL 32703-4936
SATILL, SANDRA & AVRON		1155 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
LOSCHIAVO, MICHAEL & COURTNEY		3320 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
MURPHY, ROBERT L & MARIANNE M		105 SHELLIE CT	LONGWOOD, FL 32779-5832
AREU, ANGELINE		3148 HUNTER PL	APOPKA, FL 32703-4930
FORTES PONTES, JOSE H & PESTILI DE ALMEIDA, ELLEN	M	224 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
CALABRESE-ROSADO, DANIELLE L & ROSADO, HECTOR M JR		225 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608

DANIELS, STACY L		3376 GRAY FOX CV	APOPKA, FL 32703-8108
YOON, CHUL H & HONG S		1164 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
MIFFLIN YEPEZ DE GUILLEN, ANA M & GUILLEN BENITES,	ROBERTO E & GUILLEN, GONZALO A	3111 HUNTER PL	APOPKA, FL 32703-4929
DUDZINSKI, WILLIAM & GENSOLIN, KIMBERLEA		3330 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BESS, JARED M & REBECCA L		102 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
HANNA, RAMY S & MIKHAIL, AMGAD G		320 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SANDBERG, MELISSA M & JASON K		125 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FAHRAJI, ALI H		108 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
WHITNEY, SUEANN		3349 FOXWOOD DR	APOPKA, FL 32703-4922
WILLIAMSON FAMILY REV TRUST	4445 S ATLANTIC AVE	#206	PORT ORANGE, FL 32127-6956
QUINTERO, EDUARDO E & TERRIZZI, NORYSA M		126 SPANISH OAK LN	APOPKA, FL 32703-4936
BOUSFIELD FAMILY TRUST		13 SPEER AVE	OAKLAND, FL 34760-0906
NISHI INV INC		211 S HUNT CLUB BLVD	APOPKA, FL 32703-4951
STAHLER, ROGER T ENH LIFE EST & STAHLER, SHARON A	ENH LIFE EST	130 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
SCHLEGEL, TYLER G & HAILEY J		3328 FOXWOOD DR	APOPKA, FL 32703-4923
GARNER, MARTI A ENH LIFE EST		3160 HUNTER PL	APOPKA, FL 32703-4930
FERGUSON, STEVEN A		127 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
COHIL, KENNETH & L KATHEEN		230 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
SPEARS, GABRIEL J & CARABALLO ARVELO, STEPHANIE A	3396 GRAY FOX CV	16	APOPKA, FL 32703-8109
FANEK, SAMI F & DANIELA B		121 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
BAIRD, JAMES L JR & JANET L		128 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
AKHTER, YOUSUF & TANZEEMUNNISA		272 VISTA OAK DR	LONGWOOD, FL 32779-3067
LACEY, WILLIAM & GELINAS, ZACHARY		112 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
MOLDAU, DAVID		308 FOREST PARK CIR	LONGWOOD, FL 32779-5870
HENDERSCHEDT, ROBERT R & HELEN P		101 SHELLIE CT	LONGWOOD, FL 32779-5832
LOWE, EVELYN M ENH LIFE EST		634 MAJESTIC OAK DR	APOPKA, FL 32712-4082
MCARTHUR, TROY & KRISTA		3302 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
DURAN, HEATHER A & FRANK D		114 SHELLIE CT	LONGWOOD, FL 32779-5832
MESA, MARIA & DAYMER A		324 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SHELLHAMMER, GIOVANA Y		1128 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEFF, DANIEL B & MARSHA H		3290 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
VOORHEES, JOHN R & CAROL A		3307 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
CROWTHER, GILBERT M JR ENH LIFE EST & CROWTHER,	DANETTE S ENH LIFE EST	409 FOREST PARK CIR	LONGWOOD, FL 32779-5876
DELLO RUSSO LENA TRUST		3232 BRIAR WAY	APOPKA, FL 32703-4915
MCEVILLY, JILL B & STEVEN T		1156 BELLA VISTA CIR	LONGWOOD, FL 32779-5864

ESBJORN, GLEN A & VERONICA A		120 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
BRIOT, JEAN B & EMMANUELLE		3305 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
MARUBBIO, ARTHUR ENH LIFE EST & MARUBBIO, BEVERLY	ENH LIFE EST	1167 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OLARTE-LAVINE, LINA M & LAVINE, DARIN C		3314 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
NARDUCCI, NICHOLAS D & LEVERETT, ALEXIS R		74 SPANISH OAK LN	APOPKA, FL 32703-4939
HENRIQUES SARAH V M PER REP FOR EST OF BEVYBELL E	HENRIQUES PER REP	36 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
DUSZYNSKI, ASHLEY		100 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
ZOBER, STEVE M & DONNA M		49 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
LEGACY FUNERAL HOLDINGS OF FL LLC		3103 SACKETT ST	HOUSTON, TX 77098-2016
JOSE, BINUS & BINUS, LEENA		1115 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OSSLER, MICHAEL & THERESA L		101 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
TURNER, LISA M & LANDI, FRANK A & VALERIE A		3373 FOXWOOD DR	APOPKA, FL 32703-4922
MARQUEZ, CARLOS A & LYSSA A		393 FOREST PARK CIR	LONGWOOD, FL 32779-5876
STRICKER, HEATHER R & MARK D		1140 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CORTES, EVELIA & LUIS		3239 HUNTER PL	APOPKA, FL 32703-4931
COCKRELL, STEVEN F & CALLAWAY, SHELLEY F		226 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
TAYLOR, KEVIN D JR & TONYA M		107 SHELLIE CT	LONGWOOD, FL 32779-5832
RUDL, PETER M & PAMELA A		139 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
LITT, SYLVIA R & STEVEN J		385 FOREST PARK CIR	LONGWOOD, FL 32779-5876
LETOURNEAU, DOUGLAS J & TAYLOR C		397 FOREST PARK CIR	LONGWOOD, FL 32779-5876
WALL, MARY ANN		3404 GRAY FOX CV	APOPKA, FL 32703-8109
GRIEGER, GARY A ENH LIFE EST & GRIEGER, MARTHA A	ENH LIFE EST	1127 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
GRIER, HUELAN H ENH LIFE EST & GRIER, BRENDA R ENH	LIFE EST	100 FOREST PARK CT	LONGWOOD, FL 32779-5801
WATTERS, MARCUS L JR & DARAE L		3306 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
WOLKEN, RICHARD S & KATHLEEN M		1151 ARDEN ST	LONGWOOD, FL 32750-7540
STERLING , DANIEL & CHRISTYNA		201 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
BROOKS, DOROTHY M LIFE EST & BROOKS, ROBERT W LIFE	EST	304 FOREST PARK CIR	LONGWOOD, FL 32779-5870
EGER FAMILY LIVING TRUST		325 CINDY CT	LONGWOOD, FL 32779-5804
CALVINO, TONI & CALVINO, PAUL C		3269 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WELCH, BRADLEY		124 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ATKINS, TIMON H		107 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
MULHOLLAND, ROBERT P JR & LAURIE A		3323 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
HUSTEAD, CONNOR J & HENNESSEY, KELLY C		3337 FOXWOOD DR	APOPKA, FL 32703-4922
SZYMALA, JASON E & GRACE		1124 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VILLAGE AT FOXWOOD CONDO ASSN INC THE		1122 AYRSHIRE ST	ORLANDO, FL 32803-1004
PHILLIPS, SUZANNE M		150 SPANISH OAK LN	APOPKA, FL 32703-4936
RUST, BOYSIE S		3318 BRIAR WAY	APOPKA, FL 32703-4917

RAMIREZ, DAVID L A & ALTAMIRANO, NOELIA S		3215 HUNTER PL	APOPKA, FL 32703-4931
BARRY L GRABLE REV TRUST		105 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
PACE BRANTLEY PREPARATORY SCHOOL INC		3221 SAND LAKE RD	LONGWOOD, FL 32779-5850
NORVILL, TIMOTHY C & LAURA L		13 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
JENNINGS, AIMEE		389 FOREST PARK CIR	LONGWOOD, FL 32779-5876
METCALFE, ADAM & AHMATI, VALBONA		61 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
DIAZ, ANNA D & AL-KHUB, EMAD		1132 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
RIVERA, PEDRO N & TORRES GLORIA		113 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
SAGEWOOD PROPERTIES LLC	522 S HUNT CLUB BLVD	#406	APOPKA, FL 32703-4960
LILLY, CRISTA L		129 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
OTTAWAY, TED A & SUZI		3316 FOXWOOD DR	APOPKA, FL 32703-4923
BTI 1179 LLC	111 W 33RD ST		1901 NEW YORK, NY 10001-2904
GEARHART, LINDA S		38 SPANISH OAK LN	APOPKA, FL 32703-4935
RIGBY, KENNETH L & CAROL A		3312 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BANANGADA, SHINEY & SHASHI		3284 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
KREISLER, GARY ENH LIFE EST & KREISLER, DEBORAH H	ENH LIFE EST	386 FOREST PARK CIR	LONGWOOD, FL 32779-5870
POVEROMO, ARLENE K		123 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
HARDEN, KATHRINE		60 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
GRAY, ERIC & EWER-GRAY, KAREN L		48 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
D'ALLESSANDRO FAMILY TRUST		115 SHELLIE CT	LONGWOOD, FL 32779-5832
ABRAMS, JANICE M ENH LIFE EST		3388 GRAY FOX CV	APOPKA, FL 32703-8108
NASRALLAH, MARK ENH LIFE EST		1139 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OWEN, MICHAEL & DEBORAH L		3272 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WINTER, GARY M & DARLENE L		316 FOREST PARK CIR	LONGWOOD, FL 32779-5870
MARTIN, STEPHANEE		123 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FERRY, PATRICK J JR		104 SHELLIE CT	LONGWOOD, FL 32779-5832
OAKES FAMILY CHNOAD		3300 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
STERN, LAWRENCE E & CANDACE M		138 SPANISH OAK LN	APOPKA, FL 32703-4936
SCHLEGEL, JESSICA L & JASON R		1321 CLASSIC DR	LONGWOOD, FL 32779-5816
ASBATE, EMILY		266 E HORNBEAM DR	LONGWOOD, FL 32779-2544
GEORGELOS, CATHERINE J ENH LIFE EST		121 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
LESLIE J ALTO LIVING TRUST		72 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825

THOMAS, JENNIFER M ENH LIFE EST		228 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
KING, ROBERT L & CYNTHIA W		114 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
JOHNSON, THEODORE S JR & LORELIE V		1120 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
HUNT, BRICE A		3384 GRAY FOX CV	APOPKA, FL 32703-8108
HARPER, ALEXANDER L		109 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
AMADO, ARLIR E		3306 BRIAR WAY	APOPKA, FL 32703-4917
NARINE, ESMEE S ENH LIFE EST		87 SPANISH OAK LN	APOPKA, FL 32703-4934
ANTEQUINO, STEPHANIE M & JOSEPH F		1108 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
PERKINS, FELICIA A & ALLAN E		110 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
ADAMS, SAMUEL L & DONNA R		209 BARRY CT	LONGWOOD, FL 32779-5833
JJ VANDENDRIESSCHE FAMILY REV TRUST		3275 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
MUNIR, MUHAMMAD U		111 SHELLIE CT	LONGWOOD, FL 32779-5832
WALKER, ARNOLD C & MARTHA E		45 SPANISH OAK LN	APOPKA, FL 32703-4934
HANNS, GEORGE S		1016 MATTIE POINTE WAY	AUBURNDALE, FL 33823-3758
HAYES, KATHLEEN M		118 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
CROWLEY, DONALD L		3318 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
SMITH, LEO		121 HARROGATE PL	LONGWOOD, FL 32779-4570
WELLONS, WILLIAM B & NANETTE J		73 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
KOWALKE, ARLENE F & ARTHUR E		382 FOREST PARK CIR	LONGWOOD, FL 32779-5870
NORMA BLODGETT LIVING TRUST		3372 GRAY FOX CV	APOPKA, FL 32703-8108
NUVIEW TRUST CO CUST	2180 W SR 434	#1110	LONGWOOD, FL 32779-5041
MOLANO, CESAR E & ERICA		109 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
CARIONE, ANTHONY HEIR		378 FOREST PARK CIR	LONGWOOD, FL 32779-5870
BISSEY, JEFFREY A		1112 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
PIERRE-LOUIS, VIADIMY & BREVIL, ESTELLA		104 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CHENOWETH, COLE A		3319 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
ABRAHAMSON, SYLVIA & JOHN R		392 FOREST PARK CIR	LONGWOOD, FL 32779-5870
MASON, JOSHUA T & MASON, MARLA M		120 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
BAUMGARDNER, MAX L & SUTOKI, BAUMGARDNER JEANETTE		3317 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
GREGORY L SMITH & DONNA M SMITH REV TRUST		3385 FOXWOOD DR	APOPKA, FL 32703-4922
HELMAN, TALIA & SHELLY G		1116 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
PACE-BRANTLEY HALL SCHOOL INC		3221 SAND LAKE RD	LONGWOOD, FL 32779-5850
MEDINA, JOSE D & LILIAM E		75 SPANISH OAK LN	APOPKA, FL 32703-4934
WELLONS, WILLIAM B & JAMES-WELLONS, NANETTE		73 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
MICARE, DENNIS P		63 SPANISH OAK LN	APOPKA, FL 32703-4934

BOYACI, CEM & ZUNIC, ANA		3340 FOXWOOD DR		APOPKA, FL 32703-4923
DONNELLY, ZACHARY M & ZITIELLO, TAYLOR B		84 HOLLOW BRANCH RD		APOPKA, FL 32703-4925
WILSON, ELIZABETH & JAMES		33 SPANISH OAK LN		APOPKA, FL 32703-4934
BSHA, WAGDY A & GERGES, SAMYA		311 W HORNBEAM DR		LONGWOOD, FL 32779-2532
CINQUEGRANA, GIORGIO & ADRIANA		205 W CUMBERLAND CIR		LONGWOOD, FL 32779-5608
SATURLEY, PHYLLIS A		114 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607
WARREN, JAMES P & LORRIE A		3313 FOXWOOD DR		APOPKA, FL 32703-4922
ANDERSON, CHRISTINE L		3184 HUNTER PL		APOPKA, FL 32703-4930
BARA, ROBIN & HEIDMANN, MICHAEL		405 FOREST PARK CIR		LONGWOOD, FL 32779-5876
RIVERA, ENILDA L & MERCEDES GUZMAN, CARLOS M	3380 GRAY FOX CV		12	APOPKA, FL 32703-8108
SCHOENAUER, TIMOTHY M & TRACY		3278 SUNSET VALLEY CT		LONGWOOD, FL 32779-5841
BRANDT, GARY W & CAROL J		1143 BELLA VISTA CIR		LONGWOOD, FL 32779-5865
CAPPONI, JOHN M & HOLLY M		3365 GRAY FOX CV		APOPKA, FL 32703-8108
RICHARD YOUNG REV TRUST		151 WYNNBROOK DR		HENDERSONVLLE, NC 28792-9265
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN		LONGWOOD, FL 32779-5839
CHHABRA, AMIT		3325 FOXWOOD DR		APOPKA, FL 32703-4922
SANDY LANE HOMEOWNERS ASSN		323 CIRCLE DR		MAITLAND, FL 32751-6458
BENCOMO, MARIA T		128 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607
NEWSOM, DANA L & GREGORY C		1136 BELLA VISTA CIR		LONGWOOD, FL 32779-5864
KC RESIDENTIAL INVESTMENTS LLC		812 FLORIDA BLVD		ALTAMONTE SPG, FL 32701-2718
DA COSTA, MOISES		1150 DEANNA BERRIE WAY		APOPKA, FL 32703-4525
BATWIN, STEVEN L		122 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607
HAMAS, GERARD T & PATRICIA A		200 W CUMBERLAND CIR		LONGWOOD, FL 32779-5609
SAVOVIC, DONNA M & SAVOVIC, NIKO M		3301 FOXWOOD DR		APOPKA, FL 32703-4922
PAK, BYUNG S ENH LIFE EST		39 SPANISH OAK LN		APOPKA, FL 32703-4934
BROWN, RONALD C		149 HOLLOW BRANCH RD		APOPKA, FL 32703-4926
BADERSCHNEIDER, GEORGIA G		227 W CUMBERLAND CIR		LONGWOOD, FL 32779-5608
FILOMENO, LORENZO & GARCIA, AIDA		3255 HUNTER PL		APOPKA, FL 32703-4931
HOHENBERG, ZACHARY & LEAH		3172 HUNTER PL		APOPKA, FL 32703-4930
MARTIN, PAMELA S & GREEN, VINCENT M		51 SPANISH OAK LN		APOPKA, FL 32703-4934
PEREZ, IRIS & RUIZ, RAMON JR		101 E CUMBERLAND CIR		LONGWOOD, FL 32779-5606
CHENNAULT, ALLEN H		3135 HUNTER PL		APOPKA, FL 32703-4929
PERERA, SIRANI K M & GAMAGE, HIMALA O U		85 HOLLOW BRANCH RD		APOPKA, FL 32703-4924
GAUS, TIMOTHY L & SHARON L		151 SPANISH OAK LN		APOPKA, FL 32703-4936
DORIS A RICHARDSON TRUST		1147 BELLA VISTA CIR		LONGWOOD, FL 32779-5865
EATON, BRIAN & DENISE		122 E COTTESMORE CIR		LONGWOOD, FL 32779-5603
STRANGE, LAUREN M & DANIEL		126 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607

FOWLER, DAWN M & LEROY R III		327 CINDY CT	LONGWOOD, FL 32779-5804
RAZON, RENATO & STA ANA RAZON, ELSA M		205 BARRY CT	LONGWOOD, FL 32779-5833
DUNN, JOHN M & JACLYN		106 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ZITO, ANDREW & AMANDA L		3287 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
SEAN G WAKEFIELD & SARA H WAKEFIELD REV TRUST		118 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
KANE, CHRISTOPHER & KANE, SCHAFER		139 SPANISH OAK LN	APOPKA, FL 32703-4936
BAKER, JUDY		112 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
DEBILLE, DANIEL & MIHAELA		123 SHELLIE CT	LONGWOOD, FL 32779-5832
PC SMALL FAMILY REV TRUST		1081 SANDY LN	LONGWOOD, FL 32779-5824
CANFIELD, JOHN		3392 GRAY FOX CV	APOPKA, FL 32703-8108
NEILEN, JAMES A & OCAMPA, NICOLETTE P		3313 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
HULSEY, ELIZABETH W		3368 GRAY FOX CV	APOPKA, FL 32703-8108
DOCKERY, DOUGLAS P & OLENA		3281 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
FISCHER, PAUL J & CARRIE L		3313 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
SCHOENBERGER, PETER B ENH LIFE EST & SCHOENBERGER,	SHIRLEY ENH LIFE EST	1152 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CARTER, KEVIN G		201 BARRY CT	LONGWOOD, FL 32779-5833
COFFEY, SHAUN M & SILVA MOORE, RICARDO A		119 SHELLIE CT	LONGWOOD, FL 32779-5832
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
FERGUSON, EGO & THOMPSON, YVONNE		3112 HUNTER PL	APOPKA, FL 32703-4930
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
KROT, CARL H ENH LIFE EST & KROT, LAURA L ENH LIFE	EST	130 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
FOLBER, JOEL I		100 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CAISES, VIOLETA E		3208 BRIAR WAY	APOPKA, FL 32703-4915
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
UTZ, SHIRLEY A		PO BOX 917709	LONGWOOD, FL 32791-7709
HERTZBURG, RICHARD P & JOANNE P		24 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
FONSECA, LUIS F & GLADYS J		110 SHELLIE CT	LONGWOOD, FL 32779-5832
ELMS, ERIC & OLGA		1123 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
KHAN, AHMED S		3233 BRIAR WAY	APOPKA, FL 32703-4914
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
CROWN, KAREN L		125 HOLLOW BRANCH RD	APOPKA, FL 32703-4926

2653 W SR 426, Suite 1231, Oviedo, FL 32765 ◆ Phone: 407-971-9404 ◆ Fax: 407-971-9405 ◆ www.jordanhomesfl.com

9/4/2025

Property Rezoning Community Meeting Notice

Date:	September 23, 2025
Time:	6:00pm to 8:00pm
Location:	Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714
Subject Properties:	Parcel ID 07-21-29-300-014A-0000 (Property A), 07-21-29-300-0150-0000 (Property B), and 07-21-29-300-014C-0000 (Property C)

Agenda:

Discussion of rezoning of the subject properties from A-1/R-1AA zoning to Missing Middle. No change to the future land use is being requested for the properties; they will remain Low Density Residential (LDR). Our intent is to build single family homes.

See attached sheet for subject property location.

Contact Information:

For more details, please contact:

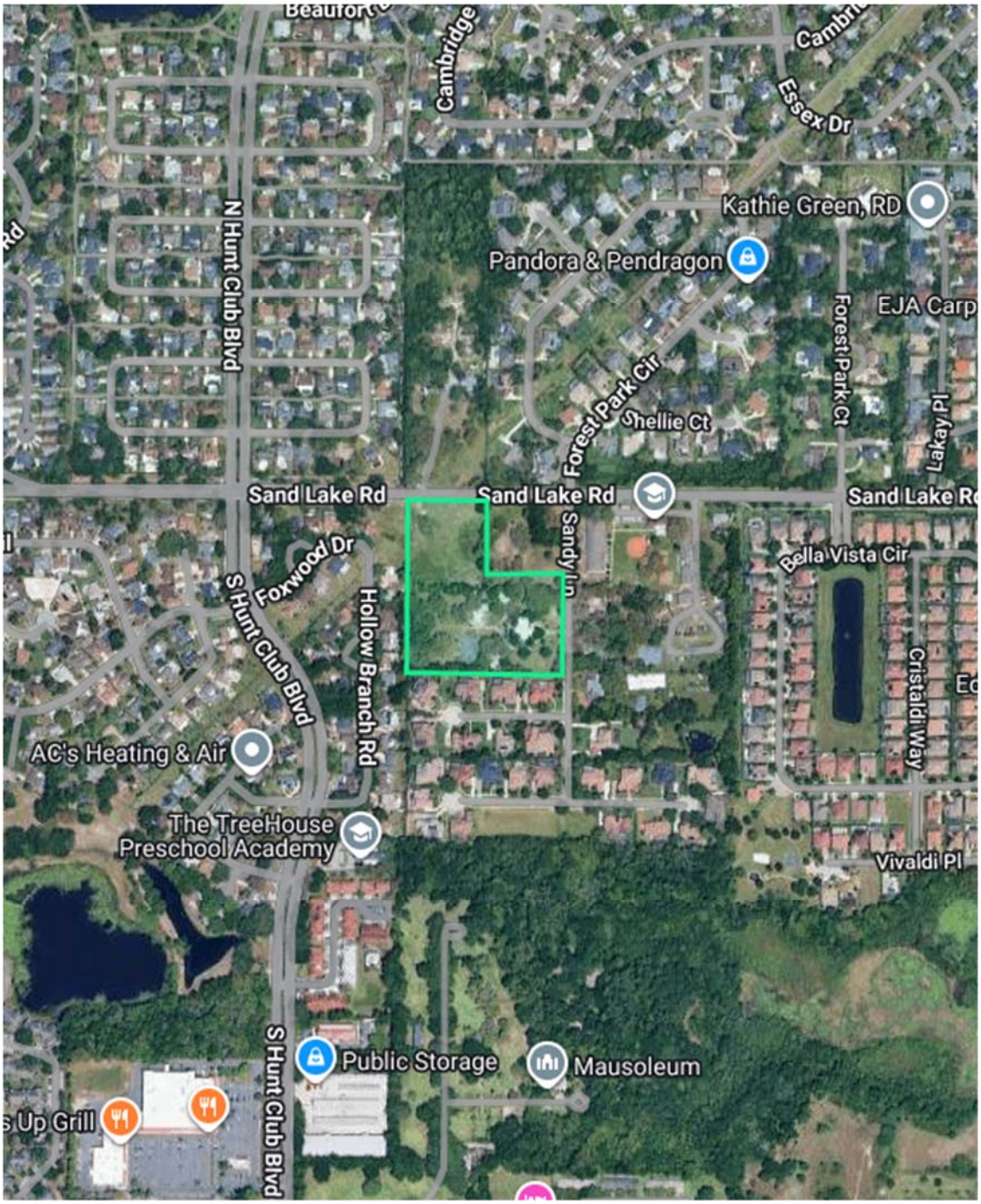
Jordan Homes

407-971-9404 ext. 106

We look forward to your participation!

2653 W SR 426, Suite 1231, Oviedo, FL 32765 ◆ Phone: 407-971-9404 ◆ Fax: 407-971-9405 ◆ www.jordanhomesfl.com

Property Location:



Mrs. Toni Calvino And: Toni Calvino
1141/ 1151 Sandy Lane 3269 Sunset Valley Court
Longwood, FL 32779 Longwood, FL 32779

February 16. 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine:

This is concerning the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. I have lived on Sandy Lane for 50 years this year, since 1976, and have seen changes. But this is a new category of zoning which has not been implemented in Seminole County before. Therefore we do not know what the implications may be if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a hodge-podge of dwelling units is allowed – duplexes, triplexes, quad and six- plexes, and stacked units up to 40 ft. high. This is something clearly incompatible with our established neighborhoods. It is being proposed to put 24 units on about 7 buildable acres up front there, while we have 24 homes on about 15 acres in Sandy Lane Reserve. They are asking for twice the density. We have approximately ½ acre lots, and Forest Park Circle just across Sand Lake Rd. from us has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area. We are in favor of consistent set-backs, height limitations, etc, to ensure the peaceful, semi- rural character of our neighborhoods.

None of us are in favor of the Missing Middle experiment.

Please let us stay with single family homes on a definite , regulated lot size. For although the developer may say he wants to make single family homes, if the zoning to MM is approved, he can make anything by law, that fits that category. And it looks as though they have removed all regulations there and allow for almost anything.

Traffic , of course is a very major problem right now. And has been. There are 4 major schools on Sand Lake road and we cannot get out in the mornings unless we leave at unconventional hours. Nor can we get back t o our homes in the afternoons. 2 schools are private and the parents deliver and pick up, which causes even more increased traffic I do not think turn lanes are going to alleviate the problem even a little bit. They will need to widen Sand Lake Road, from here down to Lake Brantly and Forest City elementary.

There are also serious storm water issues, as all the water from Sweetwater and Wekiva run down Sand Lake Road and onto us. The back of my field at 1151, and my neighbor's, Pete Small, fill up and make a lake quite a few feet deep during a hurricane. Which is always worrisome.

Please conscientiously take into considerations these points that I have tried to illuminate for you.

Sincerely,
Toni Calvino
1151/1141 Sandy Lane and 3269 Sunset Valley Court
Longwood, FL 32779
407-869-4982

From: donna adams
To: Apgar, Kaitlyn
Subject: Project 25-20000004
Date: Thursday, February 19, 2026 9:42:12 AM

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Dear Ms. Apgar and the P&Z Commissioners,

I am writing to express my family's concerns with the proposed Sandy Lane Homes project by Jordan Homes and their request to rezone the 24 new residential lots off Sandy Lake Road near Hunt Club Blvd.

My family lives in Forest Park Estates, just across Sand Lake Road from the proposed development. The school traffic on Sand Lake Road is already insane because of the four separate schools on that road. Our daughter attends Pace Brantley Preparatory School, which is directly across Sand Lake Road from our subdivision and adjacent to the new development. Pace Brantley school is for students with learning disabilities. Although my daughter is in high school, she already cannot cross the road safely after school without the assistance of a teacher from the school. Adding 24 new residential lots will multiply the traffic and danger to these students. And rezoning to Missing Middle would even further multiple the problem for traffic.

In addition, rezoning to Missing Middle would allow almost twice as many houses and potentially many more residents if they change to multifamily housing. Multifamily housing would lower everyone's property value and harm the safety factor of the adjacent neighborhoods. We bought our home as a family investment in a safe and clean neighborhood. It is unfair to alter that after years of investing in our homes, just so a developer can make more money.

Please deny the rezoning proposal to limit the danger and traffic frustrations from excessive additional traffic on Sand Lake Road and to protect the family safety and environment that the homeowners invested in when they decided to purchase homes in our neighborhood.

Thank you for your consideration.

Donna and Sam Adams,
Forest Park Estates Homeowners

From:	Usman Ahmed
To:	Apgar, Kaitlyn
Cc:	mosa jia; dr.anam@heynaturalskincare.com
Subject:	Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)
Date:	Thursday, February 19, 2026 9:55:03 AM

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Dear Ms. Apgar,

We are writing to formally object to the proposed rezoning application for the Sandy Lane Homes project (Project #25-20000004) located at 3390-3400 Sand Lake Road. While I support responsible development in Seminole County, I believe the "Missing Middle" rezoning is inappropriate for this location and will negatively impact our community.

My concerns are as follows:

1. Traffic & Road Safety: Sand Lake Road and Hunt Club Boulevard are already heavily congested. Adding 24 residential lots will significantly increase vehicle trips and safety risks for pedestrians. I request an updated traffic impact analysis that reflects current, post-pandemic congestion levels.

2. School Overcrowding: Wekiva Elementary is currently over capacity. As the parent of a student with Autism and Mild hearing loss, I have observed that resources are stretched thin, leading to safety and supervision challenges. My child has sustained bruises at school, and we were informed that staffing ratios are impacted by overcrowding. This was brought to our attention by the school Principal. The County must address current enrollment, capacity limits, and special needs resource availability before approving further density.

3. Neighborhood Character: The current 90-foot lot width mandate is consistent with the surrounding single-family homes. The proposed 50-foot lots and potential for future multifamily housing represent a drastic departure from our established community character and will strain local infrastructure.

4. Environmental Impact: Increased impervious surfaces will strain existing stormwater systems and worsen localized flooding. I would like to know what specific safeguards are being implemented to protect adjacent properties.

5. Public Safety: Higher density will increase demand for Fire and EMS services. I request confirmation that the Fire Department has reviewed and approved the access plan under these increased density assumptions.

we respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the "Missing Middle" rezoning and maintain the current 90-foot lot standards. Infrastructure and school capacity must be prioritized over density goals to ensure the safety and well-being of our children.

Please include this letter in the official record for the March 4th public hearing.

Sincerely,

Muhammad Usman Munir & Familly
111 Shellie Ct
Longwood FL 32779
267-474-0724

Mr. Paul Calvino
3269 Sunset Valley Court
Longwood, FL 32779

February 19. 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine,

I am contacting you with respect to the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. My family has lived on Sandy Lane for 50 years (since 1976) and we have seen many changes. However, the proposed change is a new category of zoning which has not been implemented in Seminole County before. As such, we do not know the implications the zoning change would have, if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a large mixture of dwelling units is allowed including duplexes, triplexes, quadplexes and six-plexes, as well as stacked units up to 40 feet high. This is clearly incompatible with our established neighborhoods on Sandy Lane and the surrounding area. The proposal to build 24 units on about 7 buildable acres on the above-mentioned location, while we have 24 homes on about 15 acres in Sandy Lane Reserve, would result in doubling the lot density and the proposed zoning change would allow even higher density. We have approximately ½ acre lots in Sandy Lane Reserve and Forest Park Estates, just across Sand Lake Road from Sandy Lane, has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area of single-family homes. We are in favor of consistent setbacks, height limitations, etc., to ensure the peaceful, semi-rural character of our neighborhoods.

We have spoken to a large number of our neighbors, residents of Sandy Lane Reserve and Forest Park Estates, and none of us are in favor of the Missing Middle experiment.

We ask that you please let us stay with single family homes on a similar lot size and density to the surrounding area. Although the developer may claim they want to build single family homes, if the zoning to Missing Middle is approved, they can make anything by law that fits that category which would allow more than even more than double our current density as mentioned as it appears the Missing Middle removes most all regulations leaving even more room for variation.

Traffic, of course, is a very major problem already. There are 4 large schools on Sand Lake Road and we cannot transit from Sandy Lane in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. Two of the closest schools are private and parents drop-off and pick-up, which results in even more increased traffic. Even turn lanes will not alleviate the problem in the shared opinion of our neighborhoods' residents. If the Missing Middle were approved and the developer allowed to proceed with just their double density plan, Sand Lake Road would certainly need to be widened from before Sandy Lane (e.g. Hut Club Blvd.) down to Lake Brantly High and Forest City

Elementary (e.g. S.R. 434) and traffic lights installed at the intersection of Sandy Lane and Sand Lake Road.

There are also serious storm water issues as the water from Sweetwater, Wekiva, and Fores Park Estates run down Sand Lake Road to Sandy Lane. The back of at least two larger properties on Sandy Lane have filled with water a few feet deep during hurricane and heavy rain events threatening flooding of at least one home so far. Adding higher density development at the top of Sandy Lane will result in more stormwater run-off further impacting the neighborhood, potentially more lots and more homes.

Please kindly and conscientiously take into consideration these points as you make your careful decisions.

Sincerely,



Paul Calvino
Paul@TheCalvinos.com
832-656-7331

From: Rick Mason
To: Apgar, Kaitlyn
Subject: Project 20000004 Comments
Date: Friday, February 20, 2026 8:38:02 AM

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Ms. Apgar,

Living near the proposed project I have comments.

There are 4 major schools on Sand Lake Road, I have grandchildren at 2 of them. Entering and exiting these schools is already difficult with current traffic, making left turn from Pace Brantley - which has no light or Sheriff's deputy guiding traffic like the other 3 schools - is almost impossible during peak traffic periods. The addition of significant additional housing units and or apartments would make the situation worse if not impossible and be a further safety hazard for students.

Sand Lake is being used by a shortcut by people going to Apopka who cut across Sand Lake to Hunt Club to Wekiva Springs Rd to avoid the non-stop line of cars on Wekiva Springs Rd. caused by Orange County allowing unchecked growth in Apopka. Adding apartments near the Sand Lake/Hunt Club intersection will make the situation that much worse since there is also no traffic control device at Sandy Lane and Sand Lake Rd where cars from this development would have to exit. It isn't a matter of affordable housing, it is a safety issue.

I suggest before Seminole county green light this or similar projects in the area you engage in conversations with Orange County to end the nonsense that is causing traffic gridlock in the Wekiva / Sand Lake Rd area.

Thank You

Rick Mason
rick.mason@mac.com
206-972-0041
364 N Fox Chase Pt
Longwood, FL 32779

Rick Mason
rick.mason@mac.com
206-972-0041

From: Robert Miller
To: Apgar, Kaitlyn
Subject: Sandy Lakes Homes
Date: Saturday, February 21, 2026 4:06:23 PM

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I live in Jennifer Estates and we only have one way to get out and that in Sandlake Road. Having more homes creating more traffic would be disastrous. We have three schools on Sandlake Road already and trying to get home now is ridiculous. This would create more aggressive drivers and would result in accidents and even death. Not only that, the utilities will become an issue with larger pipes needed to accommodate new homes with sewage and water. Please reconsider this as I'm on our HOA and can speak for our community. Please please deny this request!

Robert Miller

Sent from my iPhone

From: Debbie Duttweiler
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes
Date: Sunday, February 22, 2026 3:30:27 PM

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Good afternoon. I am writing to protest or disagree with the rezoning for Sandy Lane Homes. I was at the meeting held months ago at the library on Hunt Club. First of all, the minutes were created after the fact. We spoke with the builder after the meeting and asked if he had minutes. He laughed and said no. If he had minutes, there would have been a headcount of people in attendance. It was asked of us to raise our hands to designate our neighborhood. Over half of the room was from Forest Park Estates. He did not put that in his minutes because we were the most opposed and raised the most concern. We asked several questions that he could not answer. He was very unprepared for the meeting. That did not help his case.

I would love to see the traffic analysis for Sand Lake Road. The traffic is already a nightmare with 4 schools on the steeet. It is a popular cut thru from 434 to Hunt Club. At times, there are cars driving illegally down the middle lane to pass parents waiting in the school lines. During peak times, we find it challening to get in and out of the neighborhood. Twenty four homes will make that even tougher.

There is a Duke Energy easement that runs across the end of the property. Have they seen and approved the building on the easement? We just completed a power line update and they were particular about what can be in the easement.

The current zoning should stand. That will enable similar homes to be built. There is enough development around that we do not need houses stacked on top of each other. Parking within the neighborhood could also pose an issue for emergency vehicles. Baldwin Park on Orlando experienced this when people parked on the street because driveway and garage space was limited. In general, most people use the garage for storage and not parking cars. This will cause overflow to the steeet.

Water and power could also be a huge concern. That many homes could have an impact on our supply sources. That area could be prone to flooding with heavy rains.

I believe the plans he has set forth are unreasonable. He wants to build 3000-4000 square foot home on a 50ft lot and then sell for $800-$1M. To me, thats absurd. Our neighborhood consists of 2800-3000 sq ft homes on half acre lots. They price range is between $600k-$700k. Why would I purchase a larger home on a smaller lot for more money? It comes down to greed.

The builder promised not to build apartments or townhomes but once the zoning is changed, anything can happen. Please do not approve the zoning change.

If you were to take a toll of the residents in the surrounding areas, you would see the majority is opposed to this project.

Please help protect the integrity of the neighborhood by declining the rezoning application.

Thank you for your time.
Deb Duttweiler
Owner in Forest Park Estates

From: susanrmay1
To: Apgar, Kaitlyn
Subject: Re: Project #20000004 - Sandy Lakes Homes
Date: Monday, February 23, 2026 12:14:43 PM

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Hello, my name is Susan May and I live at 116 Trafalgar in Wekiva Cove which is directly off Sand Lake Road and Hunt Club Blvd. I am writing to request Seminole County does NOT change the zoning laws at the request of the builder for this project. Taking the lot like from 90' to 50' is outside of the current zoning. Additionally, I would request that the area contains single homes only.

This area is the main avenue for school traffic to multiple schools on Sand Lake Road and already has traffic issues. The long lines during school drop off and dismissal already cause congestion issues and do not allow for emergency vehicles to pass. Adding additional homes that the reduction in lot size would allow will cause further issues.

Please retain the current zoning which establishes lot size at 90 vs 50.

Thank you for your time.

Susan May

From: Renee Benson
To: Apgar, Kaitlyn
Subject: Rezoning Project #: 25-20000004
Date: Friday, February 20, 2026 2:31:00 PM

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Hello Kaitlyn,

I live in Lk Mendelin Estates off Line Dr and already encounter backed up traffic daily from the school adjacent to the subject property. It is awful in the morning and afternoon.

I vote against rezoning to multi family or smaller lots. Adding any new residences will just add to the current congestion so keeping the number of new himes to a minimum would be better.

Thank you

Renee Benson

Realtor/ Residential Home Sales
Charles Rutenberg Realty
631 S Orlando Ave - suite 200
Winter Park, FL 32789
Renben14@gmail.com
407-375-1717

From: David Todd
To: Apgar, Kaitlyn
Date: Monday, February 23, 2026 10:43:39 PM

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David Todd
407-739-4695

I've been hearing about this project for some time now and it seems to change everytime something is brought out to the public. Having lived in the Wekiva subdivision since the early 90's and have watched the travic and water problems over the years I can't imagine that alowing that many homes and possibly multifamily homes in that small area will anything but bring trafic porblems and also water problems to are area.
Thankyou,
David Todd

From: Marilee Mason
To: Apgar, Kaitlyn
Subject: Project#:25-20000004
Date: Monday, February 23, 2026 9:00:52 PM

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Dear Ms. Apgar,
I am concerned about the property on Sand Lake being rezoned. There is a lot of traffic on this road already. There are four schools and drivers are using Sand Lake as a shortcut to get to 436 and north to Wekiva Springs road. There is a school for special needs children located right next to this property. Our granddaughter goes to Pace-Brantley and we pick her up from her after school activities. It is difficult to get out on Sand Lake road on a good day! I am also concerned with the noise from building a large development there. Pace-Brantley is a wonderful school for kids with ADHD, dyslexia, autism and other special needs. The classrooms are directly across the side street from this potential development. It is difficult enough for these children to concentrate without a huge noise problem! Please do not let a large development go in there! It is not a good idea for this heavily travelled road or the children at this special school. Thank you for your attention!
Marilee Mason
364 North Fox ChasePt
Longwood, Fl 32779
Sent from my iPad

Kaitlyn Apgar
Senior Planner
Seminole County

RE: Opposition to Proposed Rezoning to Missing Middle (MM)

Parcel IDs 07-21-29-300-014A-0000, 07-21-29-300-0150-0000, 07-21-29-300-014C-0000

As homeowners in Sandy Lane at address 3300 Sunset View Court, Jonathan Oakes and Paula Oakes submit this letter opposing the applicant's request to rezone the above referenced parcels to the Missing Middle (MM) district. According to the standards in Section 30.8.3 of the Seminole County Land Development Code, this zoning category is inappropriate, incompatible, and potentially harmful to the character and stability of the surrounding low-density neighborhoods, including Sandy Lane.

The reasons for opposition are noted below:

The Missing Middle District allows a wide range of multi-unit housing types that are not compatible with the surrounding A-1 and R-1AA neighborhoods. Townhouses, duplexes and any other housing other than detached, single family homes are not compatible with the existing neighborhood environment.

The applicant's meeting notice claims the intent is to build single family homes, but rezoning to MM would legally permit duplexes, townhomes, triplexes, fourplexes and sixplexes regardless of current intention. This form of housing is not consistent with the existing large-lot single family development pattern in the Sandy Lane area. Rezoning to MM would allow these other housing types by right or as part of a mixed-housing plan, creating a permanent and irreversible precedent for denser redevelopment in this low-density corridor. This represents a dramatic departure from the larger lot sizes and rural-suburban character of the area.

Missing Middle structures are permitted to heights up to 40 feet. The scale and intensity of these structures are incompatible with the neighboring subdivisions which rely on consistent setbacks, buffering and height limitations.

Missing Middle was only adapted in July 2024, and to date no projects in Seminole County have been developed or constructed under these standards. With no build precedent or real-world implementation, the county has no measurable data on compatibility, traffic impacts, parking effects, design outcomes, or neighborhood character implications. Applying an untested and unproven zoning tool immediately adjacent to long-established

single-family subdivisions is premature and poses significant long-term risks to residents and the surrounding community.

For the reasons stated above, Jonathan and Paula Oakes respectively request that Seminole County deny the subject rezoning application. We appreciate your careful consideration and welcome continued dialogue to ensure that future development remains compatible with the surrounding area.

Jonathan Oakes _____ 2/24/2026

Paula Oakes _____ 2/24/2026

3300 Sunset View Ct. Longwood, FL 32779

From: michaelowen@cfl.rr.com
To: Apgar, Kaitlyn
Subject: Topic - March 4 Zoning Meeting
Date: Wednesday, February 25, 2026 1:44:34 PM

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February 25, 2026

TO: Kaitlin Apgar VIA: kapgar@seminolecountyfl.gov

FROM: Michael & Deborah Owen michaelowen@cfl.rr.com

3272 Sunset Valley Court

Longwood, FL 32779

RE: Opposition to Proposed Rezoning to Missing Middle (MM) – Parcel IDs 07-21-29-300-014A-0000, 07-21-300-0150-0000, and 07-21-29-300-014C-0000

As longtime homeowners (20 years) of Sandy Lane Reserve community, we submit this letter opposing the applicant's request to rezone the above-referenced parcels to the Missing Middle (MM) district.

We purchased our lot and built our home in Sandy Lane because we were enamored with the size of the lots and the character of the custom homes. The proposed new development would allow smaller lots and not be consistent with the current Sandy Lane homes' lot sizes, configurations, and styles. It is our understanding that Missing Middle standards eliminate minimum lot size requirements and allow small-lot configurations, courtyards and clustered units. Rezoning to MM would permit duplexes, townhomes, triplexes, fourplexes, and six-plexes, regardless of the builder's current intention. The complexion of our quiet neighborhood would surely be adversely impacted.

The increased density would definitely cause more traffic in not just our Sandy

Lane neighborhood, but also on Sand Lake Road. Sand Lake Road already experiences bumper to bumper traffic on school days before school hours and at school dismissal. There are four schools within a two-mile stretch on Sand Lake Road: Pace Brantley Prep (133 students), Forest Lake Education Center (645 students), Forest City Elementary (789 students), and Lake Brantley High School (2815 students). Family transportation to and from these four schools already causes very heavy backup and, in some locations, some dangerous driving situations. It is definitely very difficult both mornings and afternoons to exit Sandy Lane which is the only entrance and exit to our community. Increased density of new homes and structures will only intensify the situation.

We respectfully request your consideration.

Sincerely,

Michael & Deborah Owen

407-797-6445

From: Alison Cody
To: Apgar, Kaitlyn
Cc: Constantine, Lee
Subject: Project #: 25-20000004
Date: Wednesday, February 25, 2026 3:52:05 PM

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Kaitlyn,

Please add this email to the official record for the March 4th public hearing regarding Project #: 25-20000004

As a resident in the Lake Brantley Isles neighborhood and an active member of our Civic Association of West Lake Brantley for almost 25 years, I felt led to reach out in regard to the Sandy Lane Homes Project.

Our neighborhood is back off of West Lake Brantley Road Northbound past Jennifer Estates. In fact, that road dead ends into the lake and our neighborhood. About 1.5 miles down from the end of our neighborhood on WLB Rd is the ONLY access out of this community onto Sand Lake Road. There are multiple communities back here off this section of WLB Rd (over 1,000 homes) with only a single access to exit or enter located at the intersection of WLB Rd and Sand Lake Rd.

During the various school rush hours it is extremely difficult to get onto Sand Lake from WLB Rd, especially turning left toward SR 434, as cars queue back past the intersection on Sand Lake Road. Even turning right is difficult at times as there are 4 grade schools on the 2 mile stretch of Sand Lake, so there is back up both ways during school rush hours especially.

If the county is to allow a multi-family residential community like Jordan Homes is known to build, this will further exacerbate a substantially congested area and Seminole County will likely need to be prepared for the eventual expenditures to widen Sand Lake Rd to accommodate..

In addition, if our communities back here off this section of WLB Rd are unable to exit through Sand Lake due to an influx of cars making the already difficult situation impossible, then the county may also be forced to open up the Sweetwater emergency pass through to create an actual road instead. None of us want that to happen as it will endanger many single family homes where children are able to enjoy the outdoors and play outside without the fear of heavy pass through traffic coming through. There are also rows of powerlines in this area that may make it impossible from a roadway buildout perspective.

Before deciding on the specifics for this parcel, Seminole County needs to determine what their goals are for this area. Just two streets down from this parcel you have the protected Wekiva Preserve. Does Seminole County plan to widen Sand Lake to 4 lanes (plus existing turn lanes at the schools and signals)? Is Seminole County planning on creating a road between Lake Brantley Isles and Sweetwater by extending West Lake Brantley Drive for a pass through? Would creating this road even be possible (between pushback from Sweetwater & the rows of powerlines)? What are the intentions of Seminole County for this area? How can Seminole County protect around 1,000 homes located off of West Lake Brantley Rd (northbound) from being sitting ducks and unable to come and go due to the influx of traffic brought about by a multi-family residential building?

These are the questions that need to be asked at this time.

Thank you for your attention in this matter,

Alison Cody
Lake Brantley Isles Resident since 2002

2401 Island Dr. Logwood, FL
321-231-9304

February 23, 2026

Seminole County Commissioners
District 1: Bob Dallari,
District 2: Jay Zembower,
District 3: Lee Constantine,
District 4: Amy Lockhart,
District 5: Andrea Herr.

Subject: Opposition to Proposed Re-Zoning to Missing Middle (MM) – Parcel ID's 07-21-29-300-014A-0000; 07-21-29-300-0150-0000; and 07-21-29-300-014C-000 Adjacent to the Sandy Lane Reserve Development.

Dear County Commissioners,

We built our home and have lived in the Sandy Lane Reserve Development since August 2006. Our custom home is built on a 1/2 acre lot (Lot 7 in Phase II) in Sandy Lane Reserve. The 24 lots in Sandy Lane Reserve are zoned R-1AAAA or R-1AAA. We specifically built our home in this area to have a home on a larger lot for privacy and to allow more landscaping areas, since my wife is a Master Gardener.

Because we and our neighbors have lived happily in the homes built in the Sandy Lane Reserve for these same reasons, we are united in vehemently opposing the proposed Re-Zoning of the parcels indicated above, located adjacent to and north of the Sandy Lane Reserve, to Missing Middle. The current zoning for these parcels is R-1AA or A-1. We believe the zoning for these 3 parcels should remain as R-1AA or at worst case reduced to R-1A.

A letter from the attorney for the Sandy Lane Homeowners Association, which we are members, has already been sent to the County Commission opposing the re-zoning to "Missing Middle" on the grounds that this zoning category is 'inappropriate, incompatible, and potentially harmful to the character and stability of the surrounding low-density neighborhoods, including Sandy Lane Reserve'. The attorney's letter listed the following reasons for our Homeowners Association's opposition to the re-zoning of the subject property to 'Missing Middle'.

- Missing Middle zoning would permit a wide range of multi-family housing units including townhouses, duplexes, triplexes, fourplexes, multi-story courtyard buildings and live-work units with non-residential ground floor space. This would be greatly inconsistent with the existing development in the local adjacent areas along Sand Lake Road including

these subdivisions; Sandy Lane Reserve, Forest Park Estates, Bella Vista, Terra Oaks and Pecan Cove.

- Missing Middle re-zoning would dramatically reduce lot sizes and allow high density clustering, effectively eliminating the rural suburban character of Sandy Lane Reserve and the adjacent neighborhoods.
- Missing Middle re-zoning would allow multi-building clusters up to 40 feet in height and multiple units per structure. The scale and size of these type structures are incompatible with the neighboring single-family subdivisions, including all of those named above, which rely on consistent setbacks, buffering and height limitations to ensure privacy and minimize impacts to neighbors.
- Missing Middle re-zoning would result in significant increases in traffic on Sand Lake Road, parking issues along Sandy Lane and other infrastructure problems. Because Missing Middle allows multi-family and multi-story buildings, the number of autos to park will dramatically increase resulting in on-street parking. This will cause issues with ingress and egress from our neighborhood along Sandy Lane, as well as obstacles and dangerous issues for pedestrians in our neighborhood.
- Missing Middle zoning is not tested in Seminole County, it is not predictable and it is NOT appropriate for this immediate area. Missing Middle was only adopted by Seminole County Planning in 2024 and based on our knowledge, no projects have been developed or constructed in Seminole County to date, under the Missing Middle Standards. Since there are no projects of this type of development in Seminole County, the County has no data or experience to determine the effects of non-compatibility with other neighborhoods, traffic and parking impacts, or other issues unknown at this time. The County should not experiment with an untested and unproven zoning applied adjacent to long-established, single-family neighborhoods. We believe this would pose significant long-term risks to existing residents and the existing surrounding community.

We understand the developer applying for the re-zoning to 'Missing Middle' claims that his intent is to build "single-family homes". However, once the re-zoning would be approved to Missing Middle, this developer or a subsequent developer, could decide to build multi-family housing units including townhomes, duplexes, triplexes, fourplexes or sixplexes, regardless of his current intention, since Missing Middle would legally allow these multi-family type units. In my experience of 48 years as a registered Professional Engineer, in the State of Florida, land developers are all about making as much money as possible, in the shortest period of time, and quality of construction or of life itself is secondary, if considered at all. The question is not 'if' but 'when' the developer will switch to the multi-family housing option for the proposed area once 'Missing Middle' re-zoning would be approved. There are other zoning options available for this and other developers to build single-family houses on the proposed property, i.e. R-1 (8,400 sf lots), R-1A (9,000 sf lots) and R-1AA. But the developer has focused on 'Missing Middle' since

this option would legally permit the multi-family housing option, which is where we believe he is actually headed, to make as much money as possible, as quickly as he can.

The 'Missing Middle' type development would be inconsistent with the existing large lot single family development pattern in the Sandy Lane and adjacent neighborhoods. Re-zoning to 'Missing Middle' would create a permanent and irreversible impact on the Sandy Lane and adjacent neighborhoods, allowing a much denser development within the low-density corridor of Sand Lake Road. In addition, re-zoning to 'Missing Middle' would significantly lower the value of all the homes in Sandy Lane Reserve, as well as the other single family neighborhoods along Sand Lake Road. In our opinion, the subject property should remain zoned as R-1AA or at worst case ze-zoned to R-1A, to be compatible with the adjacent neighborhoods.

For all of the reasoning stated above, we as members of the Sandy Lane Homeowners Association, respectfully request that Seminole County **NOT APPROVE** the application to re-zone the tracts stated above to the 'Missing Middle' zoning designation. Approval to 'Missing Middle' would be a travesty to the current residents in the Sandy Lane Reserve and adjacent single-family neighborhoods, and an egregious violation of the trust this community has for the leadership of Seminole County.

We appreciate the careful consideration by the Board of County Commissioners of Seminole County of our request to deny the re-zoning of the tracts stated above to the 'Missing Middle' designation, to ensure that the development of this property will remain compatible with the Sandy Lane Reserve development, as well as the other single family developments along Sand Lake Road, east of Hunt Club Road.

Very Truly Yours,

J. Richard Voorhees

Carol Ann Voorhees

J. Richard and Carol A. Voorhees
3307 Sunset Ridge Court
Longwood, Florida 32779
Cell (407) 362-8585

From: Steve Litt
385 Forest Park Circle
Longwood, FL 32779

To: Kaitlyn Apgar, Senior Planner, Seminole County

To: Lee Constantine, Seminole County Commission, District 3

Subject: Letter of opposition to Missing Middle for Sandy Lane project

Date: 2/27/2026

Dear Mr. Constantine and Ms Apgar,

As a resident of Forest Park Estates across Sand Lake Road from the proposed development, I oppose to the granting of Missing Middle zoning to the proposed Sandy Lane development, file number 2026-0112.

The children in our neighborhood ride their bicycles and scooters, play baseball, basketball, football, volleyball, and many other sports. These are nice kids; they never fail to say hello to me when I ride my bicycle around the neighborhood. They're all outside, not stuck in their smart phones getting indoctrinated by who knows what. These are our county's and our nation's future.

Their parents feel comfortable letting their kids live this wholesome lifestyle because we have a safe, uncrowded neighborhood with little traffic, few cars parked on the street, and no strangers wandering around the neighborhood. This could change drastically if an overpopulated, parking space deficient Missing Middle community is built across the street. They'll park up and down our streets, reducing our childrens' safe play space. They'll drive our streets, perhaps with excessive speed or with less than due care. Today a basketball rolling into the our streets is no big deal, but a future Sandy Lane Missing Middle could make it a serious danger.

In his “Sandy Lane Homes Rezoning Community Meeting Minutes”, the applicant for this zoning change assures us he has no intention to build townhomes, duplexes or affordable housing complexes. He assures us the homes in his project will have two car garages. But in section 7, “Applicant Statements & Commitments”, he states that no binding commitments were made regarding final density or site layout or Final architectural styles, so his assurances are meaningless. It must be assumed that he'll load his project up with all the people and as little parking as Missing Middle will allow.

For these and many other reasons including traffic on Sand Lake Blvd, please do not grant Missing Middle zoning to this or any applicant for the areas near our neighborhood. Our neighborhood's parents have made sacrifices and moved heaven and earth to raise good and kind children. Help them.

Steve Litt

From: Robert Brooks
To: Apgar, Kaitlyn
Subject: Letter of opposition to Sandy Lane Missing Middle
Date: Saturday, February 28, 2026 9:00:36 AM

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Dear Kaitlyn, as residents of the Forest Park Estates subdivision we the residents strongly oppose the rezoning of the property located on Sandy Lane known as Missing Middle. Myself and my wife have lived here in the same house for 42 years and we have seen a lot of changes and this area is not changing for the better. We want to keep this neighborhood and the surrounding area as family friendly as it has always been. The traffic here has become horrendous at times with four different schools on Sand Lake Rd. with the worst two of them for creating horrible traffic being right here next to Forest Park Estates. Rezoning will only compound the traffic making it even worse than it is right now.
Another big issue is property values. This whole area is a really nice area with expensive homes and rezoning is going to reduce the property values of all of the homes here.
Another issue is the safety of the children that live in this area especially Forest Park Estates which is directly across from Sandy Lane. The additional traffic and the possibility of anything other than single-family homes moving in are major concerns for our children. We like our neighborhoods safe without having to worry about what might happen if Sandy Lane gets rezoned. Please put a stop to the rezoning.
Sincerely,
Robert and Dorothy Brooks
Sent from my iPhone

From: Marie D.
To: Apgar, Kaitlyn
Subject: LETTER OF OPPOSITION
Date: Saturday, February 28, 2026 2:47:40 PM

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I STRONGLY OPPOSE granting Missing Middle zoning to the Sandy Lane project!!

I have lived across from Sandy Lane after moving here at the age of 13 with my parents in 1980, as did my 2 married sisters who also purchased land from the original owner of Forest Park Estates, Graham Construction. I know & love this area that I've lived with my extended family for over 40 years!

I attended Lake Brantley HS and then bought land, built, & have resided here with my own family since 1994. Sandy Lane had a beautiful home on it that was knocked down for whatever reason.
In looking at the proposed zoning, we ALL strongly oppose what is potentially being planned. With Pace School, a school for learning disabled, right across the way, along with Sand Lake Rd. Being a 2-land road, which is already severely impacted by the schools, Forest Lake Academy right next door to Pace. Also worth mentioning is the fact that there are also 2 other schools on Sand Lake Rd.

Traffic is already a MESS. We can't leave our homes as we were once able to after 3:00 pm because of a non-break in traffic after all 4 schools get out. Then again, we can't get in or out due to rush-hour traffic after 4:30! It's crazy, we see people avoiding the school lines, going over the double yellow lines just to get around the stopped lands in the school turn lanes that they don't have a turn lane for! Sand Lake Rd. Simply is NOT built for this type of congestion with it being a 2 land road and blocking in our subdivisions even MORE will only create more traffic violations, accidents, chaos and so much more of a negative impact.

We are NOT just concerned about the traffic and inconvenience it will bring but also the Brining these "affordable" or "lower income" homes to this area also poses a threat to the community resident who reside here, as well as the school so close in proximity! Sex offenders, what not, transients, will only hinder the safety issues here where residents are outside with pets, kids with bicycles, bus stops on the Sandy Ln. & Sand Lk. Rd. Corner- making it very unsafe for all!

This is NOT the place to build such a large, stifled, packed like sardines, homes but is meant for the luxury, custom single family homes that already are here in this very spot.

How anyone can propose such an idea in this residency is beyond me. The traffic alone says it all. We STRONGLY ask you to consider this in your decision process or even better, come out in the early am hours, before school starts at ALL 4 schools or after the 3pm and 5pm hours and see it for yourself the Chaotic mess it is.

Sincerely,
Marie & Joe D'Allessandro
A homeowner for over 46 years in Forest Park Estates
Marie D'Allessandro

From: Dawn Fowler
To: Apgar, Kaitlyn
Subject: Sandy Lane Development
Date: Saturday, February 28, 2026 4:13:28 PM

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Good afternoon. We are currently residents of Forest Park Estates. We a Lee writing to ask that you do not approve the rezoning of this area to Missing Middle.

Sand Lake Road is already very busy and overcrowded with traffic due to multiple school entrances/exits. We can not afford to add multiple more housing units, and more traffic, not to mention the potential decrease in our home values.

We appreciate your attention to this matter.

Thank you,

Dawn & Leroy Fowler
327 Cindy Court
Longwood, FL 32779

From: Bud Crowther
To: Apgar, Kaitlyn
Subject: Sandy Lane MIssing Middle
Date: Saturday, February 28, 2026 5:13:37 PM

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Kaitlyn,

This is Gilbert Crowther. We oppose the rezoning to Missing Middle for 2 reasons:

1. Traffic is congested at the entrance to Forest Park Estates due to the current population of our neighborhood and the owners on Sandy Ln. We all have to share this intersection because there is no other entrance.

2. Home Value: We have large homes on large lots in Forest Park Estates.and would like to see the same value homes built.

Sincerely,
Gilbert Crowther
409 Forest Park Cir, Longwood, FL 32779

From: James MacMullen
To: Apgar, Kaitlyn
Subject: Project# 25-20000004
Date: Saturday, February 28, 2026 8:15:07 PM

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Kaitlyn,

I am against this development. There is already too much traffic on Sand Lake Road.

Jamey MacMullen
294 Needles Trl
Longwood, FL 32779
775-223-2888
jmacmullenjr@gmail.com

From: sandy w.
To: Apgar, Kaitlyn
Subject: Sandy Lane reasoning
Date: Monday, March 2, 2026 10:01:11 AM

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Sent from my iPhone This is in regards to the rezoning on Sand Lake Road in Seminole.
County. I am in opposition to developing this already congested area into apartments or condos. If the developer wants to put 5-6 $500,000 single family homes there I would support it.
Sandy White
337 Needles Court
Longwood 32779

From:	Jennifer Hamel
To:	Apgar, Kaitlyn; mgraham@seminolecounty.gov; Rawlings, Patricia; Flores, Beatriz; Schafer, Deborah; Louis, Lakela
Subject:	Sandy Lane Homes Development Rezoning
Date:	Saturday, February 28, 2026 3:11:28 PM

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Attn Planners,
As a resident of 374 Forest Park Circle in the Community right across the street from Sandy Lane I want to express concerns and oppose the proposed zoning change. The traffic in this area is already congested, the additional housing will make it worse. Schools in the area are at max or reaching max capacity already. The proposed home type changes the current neighborhood character which is one reason residents may have chosen this location in the first place. Thank your consideration,

~ Jennifer Hamel, resident
jtiensanlo@gmail.com
407-404-3206

From: erica molano
To: Apgar, Kaitlyn
Subject: Project#25-20000004- Sandy Lane Homes
Date: Monday, March 2, 2026 10:01:40 AM

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To whom it may concern:

Please add my email into official record for meeting held on March 4th public hearing

We are residents of Wekiva Community and have been since October of 2012. Since that time we have already dealt with traffic along Sand Lake Rd.; with traffic from both sides. We are against this development. We not only have residential homes all along this road but we have 3 large school campuses ranging from elementary to high school. Adding additional homes would add to this traffic especially looking to add townhomes/condos/apartment like.

Erica Molano
321-299-3309

Sent from my iPhone

From: Carole Philson
To: Apgar, Kaitlyn
Subject: Letter of Opposition to Sandy Lane Missing Middle
Date: Sunday, March 1, 2026 12:27:12 PM

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To whom it may concern:

I wanted to reach out ahead of the community meeting on 3/4 to discuss the rezoning for housing on Sand Lake Road near Hunt Club. I am unfortunately unable to attend the meeting in person due to my work commitments but felt it was important to pass on my feedback.

As a long time Seminole county resident (I am a Lake Brantley and UCF graduate, a parent to a 2024 LBHS graduate as well as a current student at LBHS; plus have been resident of Sweetwater and Wekiva for over 30 years) I am very familiar with the area and the traffic flow problems that already exist on Sand Lake Road. With 4 large / busy schools plus a large preschool / preK on Sand Lake Road, that alone is a major source of traffic and congestion. These schools all have different start and end times, and with hundreds of students driving themselves to Lake Brantley HS, plus the parents that drive to all the schools to drop off students there is often a backup of cars. Add in the many people that use Sand Lake Road to get to / from their jobs, and the road remains very busy. There are also a number of students that walk and bike and have to cross the road with no crossing guards on the entirety of Sand Lake Road which is another concern with more traffic.

In addition, with all the sporting events at the schools, plus the community that uses the LBHS field house,swimming pool, and football field for a variety of events throughout the week AND all weekend, and the neighborhoods off of West Lake Brantley that have NO other exit, there is constant traffic and congestion in the area. The road is already a nightmare most mornings with so many people trying to use what are already not enough driving lanes to get from Hunt Club to 434. THe idea of adding more homes to an already overloaded area is hard to imagine.

The addition of 30 houses (which will likely mean at LEAST 60-80 more cars) trying to turn onto Sand Lake Road by Pace Brantley School will make a nightmare for commuters, buses and students alike and anyone that is driving on Sand Lake. In addition to that, I cannot imagine the nightmare that the building of that many homes will cause during construction. As someone who was rear ended and had their car totaled on Sand Lake Road last year as a result of said school congestion by a student driver - more traffic is a huge concern. Add in the flooding woes that this area has faced during hurricanes and storms and overall safety issues of more houses in the area, I am very much opposed to the zoning approval and building of more homes in this congested and populated area. I urge you to reconsider the zoning and building proposals that are being considered and instead consider the many long time residents of the area and our concerns.

Best regards,
Carole Philson

407-492-8387

From: Patricia Scott
To: Apgar, Kaitlyn
Cc: pattyscott@gmail.com; bob beagle
Subject: Letter of Opposition to Sandy Lane Project
Date: Sunday, March 1, 2026 4:05:43 PM

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I am writing to state my opposition to changing zoning to facilitate "The Missing Middle" housing proposed for Sandy Lane in Longwood. This area was built to support families and children. We all have ample room for children to have outside activities. Our children are our priority. Rezoning the available property on Sandy Lane for houses jammed together on small lots with far more people than the two residences previously built there would cause many problems. It would make it so much harder for our children to cross Sandy Lane Lake Road to walk to school, and tremendously increase the danger our teenagers face in getting out of Forest Park Estates and the surrounding subdivisions onto Sand Lake Road to drive to high school and college. Making a left turn onto Sand Lake Road is a challenge for all of us, but for our teenagers during rush hour it becomes a nightmare. We have four schools located on Sand Lake Rd. so safety is paramount. The multitude of additional vehicles would cause a dangerous situation traffic wise.

Patricia Scott
370 Forest Park Circle
Longwood, FL 32779
Sent from my iPhone

From: taylor carton
To: Apgar, Kaitlyn
Subject: Fw: Rezoning Proposal on Sand Lake Road
Date: Sunday, March 1, 2026 10:52:04 PM
Attachments: image001.png

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Hello,

I am writing as a resident of Forest Park Estates and as someone who lives directly across from the property under consideration for rezoning to allow up to 30 new homes for builders Jordan Homes. I strongly oppose this proposal, and I want to share why my neighbors and I believe it would be detrimental to our community.

Sand Lake Road is already overburdened. With four schools located along this corridor, traffic congestion during peak hours is severe and poses significant safety concerns for children, parents, and school staff. Adding the density of 30 additional homes would substantially increase traffic volume in an area that simply cannot absorb it.

Beyond traffic, the lack of space and infrastructure to support this population increase raises concerns about school overcrowding, emergency response times, pedestrian safety, and overall quality of life for existing residents. Rezoning this property for higher density housing would fundamentally change the character of our neighborhood and place unnecessary strain on resources that are already stretched thin.

We are not opposed to responsible development, but this proposal is not a responsible fit for our community. We urge you to deny the rezoning request and protect the safety, stability, and livability of our area.

resident:

397 forest park circle Longwood fl 32779

Thank you,

Taylor Letourneau

321-439-9687

From: taylor carton <taycarton@hotmail.com>
Sent: Thursday, September 25, 2025 3:46 PM
To: Flores, Beatriz <bflores@seminolecountyfl.gov>
Subject: Re: Rezoning Proposal on Sand Lake Road

Hello,

What is the update on this? There was a meeting on 9/23. What have you discovered since being briefed on this matter?

Thank you,

Taylor Letourneau
321-439-9687

From: Flores, Beatriz <bflores@seminolecountyfl.gov>
Sent: Thursday, September 11, 2025 2:58:51 PM
To: taylor carton <taycarton@hotmail.com>
Subject: RE: Rezoning Proposal on Sand Lake Road

Good afternoon Taylor,

Thank you for contacting Commissioner Constantine's office.

Commissioner Constantine is aware of the matter; however, please note that our office has not yet been briefed on this rezoning proposal. I have followed up with staff to obtain more information, and you can be assured that our office will look into the matter.

If you have any questions or need additional information, please don't hesitate to contact our office.

Thanks,
Beatriz

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Beatriz Flores
Executive Assistant to Commissioner Lee Constantine
Board of County Commissioners, District 3

Phone: 407-665-7207
1101 East 1st Street
Sanford, FL 32771
bflores@seminolecountyfl.gov
www.seminolecountyfl.gov

From: taylor carton <taycarton@hotmail.com>
Sent: Thursday, September 11, 2025 10:48 AM
To: Flores, Beatriz <bflores@seminolecountyfl.gov>
Subject: Rezoning Proposal on Sand Lake Road

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Commissioner Constantine,

I am writing as a resident of Forest Park Estates and as someone who lives directly across from the property under consideration for rezoning to allow up to 30 new homes for builders Jordan Homes. I

strongly oppose this proposal, and I want to share why my neighbors and I believe it would be detrimental to our community.

Sand Lake Road is already overburdened. With four schools located along this corridor, traffic congestion during peak hours is severe and poses significant safety concerns for children, parents, and school staff. Adding the density of 30 additional homes would substantially increase traffic volume in an area that simply cannot absorb it.

Beyond traffic, the lack of space and infrastructure to support this population increase raises concerns about school overcrowding, emergency response times, pedestrian safety, and overall quality of life for existing residents. Rezoning this property for higher density housing would fundamentally change the character of our neighborhood and place unnecessary strain on resources that are already stretched thin.

We are not opposed to responsible development, but this proposal is not a responsible fit for our community. We urge you to deny the rezoning request and protect the safety, stability, and livability of our area.

Thank you for your time, attention, and service to our community. I look forward to your response and hope you will stand with the residents who are directly impacted by this decision.

Thank you,

Taylor Letourneau
321-439-9687

From: Douglas Letourneau
To: Apgar, Kaitlyn
Cc: Taylor Letourneau
Subject: Sandy Lane Homes development-rezoning to Missing Middle
Date: Monday, March 2, 2026 7:49:09 AM

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Hello,
I am very concerned about the rezoning of this area. My neighborhood is access the street and any development of multi family housing will cause severe traffic disruptions on sand lake road. This road is already jam packed during school drop off and pick up times. Please do not rezone this area to a multi family housing.

Doug Letourneau
9413028019

From: PlanDesk
To: Apgar, Kaitlyn
Subject: FW: Sandy Lane Homes Project
Date: Tuesday, March 3, 2026 9:17:46 AM
Attachments: image001.png

Good morning Kaitlyn,

Please see email from a citizen.

Thank you!

Karina Snell
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East 1st Street
Sanford, FL 32771-1468
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Carol Thompson <carolthompson1119@gmail.com>
Sent: Tuesday, March 3, 2026 9:13 AM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Sandy Lane Homes Project

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To Whom it May Concern:

My name is Carol B. Thompson and My husband and I live in Jennifer Estates which is very near to Sandlake Road in Longwood. The traffic is bad partially due to several schools on that road. Please do not allow any more homes to be built on that road because obviously the traffic will increase. It is already quite crowded on Sandlake as it is.

Sincerely,

Carol B. Thompson

From: nmuscato@aol.com
To: Apgar, Kaitlyn
Subject: Objection to Rezoning Application - Sandy Lane Homes (Sand Lake Rd)
Date: Saturday, February 28, 2026 2:24:38 PM

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Ms Apgar,

We are writing to formally object to the proposed rezoning application for the Sandy Lane Homes Project (#25-20000004). We believe the Missing Middle rezoning is inappropriate for this location and will negatively impact our community.

We have lived in Forest Park Estates for over 35 years and think this is a TERRIBLE idea. Sand Lake Road is already operating over capacity during peak hours, with regular backups, delays, and frequent accidents. Adding 24 new residences or so will significantly increase traffic volume, posing a serious threat to pedestrian safety, school zones, emergency response access, and overall road usability. In addition, rezoning to Missing Middle would allow many more houses if they change to multifamily houses.

We are asking the Planning and Zoning Commission to deny the Missing Middle rezoning and maintain the current 90-foot lot standards.

Thank you for your consideration

Nick/Chris Muscato
Forest Park Estates Residents

From: dbseff@aol.com
To: Apgar, Kaitlyn
Subject: Fw: opposition to proposed rezoning in Sandy Lane Reserve
Date: Tuesday, March 3, 2026 12:18:58 PM

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My wife and I live in the Sandy Lane Reserve area of Longwood and are members of the Sandy Lane HOA. We oppose the proposed rezoning to Missing Middle in this area. The proposed density change is completely incompatible and potentially harmful to the character and economic stability of the surrounding neighborhoods. The proposal will allow the developer to place the same number of housing units as the current Sandy Lane Reserve into half the space which will put a substantial strain on traffic, utilities and access routes.

Thank you for your consideration.

Daniel and Marsha Seff
3290 Sunset Valley Ct.
Longwood, Fl 32779

From: Laurie Mulholland
To: Apgar, Kaitlyn
Subject: Rezoning Sandy Lanr
Date: Tuesday, March 3, 2026 2:11:27 PM

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Good afternoon,
My name is Laurie Mulholland and our family bought a home in Sandy Lane Reserve in May of 2025 and relocated here in June. We love the area, the small piece of land coming into the neighborhood and felt like we found our forever home to raise our family. We have 2 children, one college student and a student athlete that attends Lake Brantley High school.

Since living here, 2 homes in Sandy Lane reserve have been broken into, robbed with no one being or charged. We learned that we have 4 schools on Sand Lake Road in which the public schools are overcrowded with the teacher to student ratio being over 20 to 25 students to one teacher. Lake Brantley Highschool alone has had several high level codes locking down the school because of immediate threats in which swat units were called in.

Then we learned on the very busy 2 lanes road, Sand Lake Road and Sandy Lane, (our neighborhood) that a developer wants to buy up the land and put as many houses as he could on there with zero lot lines to make as much money as possible. Per the developer, they plan to build 24 million dollar homes on 7 acres. To be rational, I understand that where there is land, developers want to make money and build. But it's the people that live here will deal with the consequences that is being dismissed.
Now we learned that this developer wants to rezone, allowing apartments, duplexes to allow more families to live. Personally I feel that the small piece of land coming into our neighborhood is beautiful, serene and I felt that we found our hidden gem. I love seeing the wildlife utilize that land as everything else here is built up. I'd hate to see anything built there, but I don't own the land so I have to rely on the officials to make the right decision for us.

I am respectfully asking you to deny the developers request to rezone. It was already bad news to hear that 24 homes were going to be built. We have overcrowded schools and major traffic congestion and now we have to worry about more? Please deny this rezoning request. As a parent, I worry that emergency vehicles will not reach us, the schools and surrounding neighborhoods. We only have 2 lanes on Sand Lake Road. Each school operated on different schedules and traffic is already a problem. I see angry driver daily, using turning lanes to go around standing traffic. Each morning, I sit through 4 red lights at the same light just to get 5 minutes up the road to drop my son off at school. The traffic on Sand Lake is really that bad. So adding more to me is just not possible.
Can our utilities and water handle more?
Does money speak more that the safety of our community, families and children?
Rezoning this land will be detrimental to our community.
Our family respectfully request you deny any rezoning request from builders only seeking to profit.
The community will ultimately have to deal with the consequences. Please deny the rezoning request and if possible, less houses as well!

Thank you for your time and understanding.

Best Regards,
The Mulholland Family
Sandy Lane Reserve homeowner
909-446-2892

Sent from my iPhone

From: Mike Heidmann
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes Rezoning - Letter of Opposition
Date: Tuesday, March 3, 2026 12:42:22 PM

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Hi Kaitlyn, please include this email in the packet for the commissioners regarding the Sandy Lane Homes project #25-20000004. Thank you.

Planning and Zoning Commissioners:

I oppose the Sandy Lane Homes project #25-20000004 and request that you vote NO on the rezoning request.

This rezoning request, as currently presented is unnecessary because two of the three existing parcels are already zoned R-1AA which allows for the development of the single family homes the applicant desires to build. This existing zoning is consistent with the surrounding area. I could only support rezoning the existing A-1 zoned parcel to R-1AA/AAA to align with the surrounding area. Any other zoning change request is inappropriate for this property.

This rezoning request contradicts Seminole County's "Attainable Housing Strategic Plan" to make housing more affordable by promoting Missing Middle zoning. The developer has repeatedly stated they intend to sell these homes for $800,000–$1,200,000 which would make them some of the most expensive homes in the surrounding area even when comparing to homes on significantly larger lots. Simply put, this specific request to rezone to Missing Middle is not intended to make housing more affordable, it aims to maximize profits for the two entities involved: the current property owner and the developer. This is to the detriment of the hundreds of families who live nearby and the thousands who rely on Sand Lake Road every day to get to and from their homes.

This zoning request contradicts the county's stated "Intent and Purpose" for Missing Middle housing. From the code *"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."* Ask yourself, where are the central services and how is selling homes for $800,000-$1,200,000 considered affordable? Neither standard is met and the request fails to meet the intent and purpose of the code.

The request to rezone to Missing Middle is a direct contradiction to the character of the neighborhood. Small lot single family homes are not present in the neighborhood and would negatively affect public safety, traffic, and the environment. Regarding public safety and traffic, exiting my neighborhood, Forest Park Estates, is often difficult due to the already high volume of traffic and vehicles speeding down the hill eastbound on Sand Lake Road, especially when a neighbor attempts to leave their home from Sandy Lane, as our streets are across from one another on Sand Lake Road. The current development plan shows connectivity to Sandy Lane which adds traffic to this already hard to navigate intersection.

Even though I am uphill from the proposed development I share concerns for my neighbors downhill who are worried. Reducing lot size to increase density will only exacerbate flooding concerns.

During the September Community Meeting, presenter Larry Jordan heard several resident concerns and committed to the neighbors that they would conduct an environmental study and a traffic impact study; however, neither study is included in the submittal for this rezoning. I recognize they may not be required; however, the presenter promised these two studies to the community but failed to provide them. Unfulfilled commitments are concerning because they expose a gap between stated intent and actual performance. I also object to the applicant's Community Meeting minutes because they are incomplete, are missing the sign-in sheet, and do not meet the required standards for the Community Meeting.

Missing Middle is not appropriate for this property and I ask that you vote NO for the Sandy Lane Homes rezoning application.

Thank you,
Michael Heidmann
405 Forest Park Circle
Longwood, FL 32779

March 3, 2026

RE: Objection to Proposed Rezoning to Missing Middle (MM), Sandy Lane Homes
Parcel ID's 07-21-29-300-014A-0000, 07-21-29-300-0150-0000, 07-21-29-300-014C-0000

Sent via email to kapgar@seminolecountyfl.gov

Dear Ms. Apgar,

We live in Forest Park Estates and submit this letter in opposition to the applicant's request for rezoning of the above listed parcels to from R-1AA and A-1 to Missing Middle (MM). Our neighborhood is directly across from Sandy Lane on Sand Lake Road and we do not feel that this zoning change will be a smart use of land without disrupting the character, public safety and compatibility of the surrounding area.

According to Section 30.8.3.2, Missing Middle zoning allows for cottage court, duplex (side-by-side and stacked), townhome, triplex, quadplex, six-plex and courtyard buildings. These housing types are extremely inconsistent with the character of the surrounding large lot single-family homes in the Sandy Lane and Sand Lake Road area. While the applicant states its intent is to build small lot single-family homes, if the zoning gets approved, legally any of the above can be developed on the property which will substantially change the character of the neighborhood.

According to Section 30.8.3.9(c), minimum lot size requirements are not applicable to Missing Middle. Below I have listed a few of the established communities directly adjacent to the subject parcels, and as you can see this is clearly incompatible with the surrounding area.

To the North:
- Forest Park Estates
- Future Land Use: Low Density Residential
- Zoning: R-1AAA Single-Family with minimum lot size of 13,500 sq ft and 100 ft wide lots

To the South:
- Sandy Lane Reserve
- Future Land Use: Low Density Residential
- Zoning: R-1AAAA Single-Family with minimum lot size of 21,780 sq ft and 100 ft wide lots

To the East:
- Sandy Lane
- Future Land Use: Low Density Residential
- Zoning: A-1 Agriculture with minimum lot size of 1 acre and minimum 150 ft wide lots

To the West:
- Foxwood
- Future Land Use and Zoning: Residential Planned Development which are single-family homes with minimum 80 ft wide lots

The current zoning of the subject parcels are R-1AA Single-Family (minimum lot size of 11,700 sq ft with 90 ft wide lots) and A-1 Agriculture (minimum lot size of 1 acre with 150 ft wide lots) for low density residential, which can be developed and are currently compatible with the area. While the applicant states its intent is to have lot sizes of 6,500 sq ft and 57 ft wide lots, which is clearly not compatible with the surrounding area, if the zoning gets approved to Missing Middle, legally, there will be no minimum lot size requirement.

Rezoning to Missing Middle will essentially allow for more density than should be allowed. We are concerned that with the increased density there will be more traffic, which can create public safety issues. Traffic is a major concern already. There are four schools on Sand Lake Road (Lake Brantley High School, Forest City Elementary School and two private schools which are car riders only due to no buses). This already puts a strain on traffic, getting to and from our homes, especially during morning and afternoon hours. If more density is allowed, it will only make it worse and create more safety hazards.

While we have only lived in this neighborhood for three years, we absolutely love where we live and call home. It is an established area with a mature, semi-rural suburban feel. Prior to us purchasing our home, one of the deciding factors was confirmation that the future development of the land directly across the street (subject parcels looking for rezone) was compatible with the area. It is unfair to us as homeowners, to change the zoning when it will result in inconsistency with the surrounding area.

We respectfully request that Seminole County deny the subject rezoning application. We appreciate you taking the time to carefully consider this request. The Missing Middle (MM) zoning category is inappropriate and incompatible for the surrounding low-density neighborhoods with large lot single-family homes. We urge you to please think about the homeowners in the surrounding area when making your decision.

Sincerely,

Frank and Heather Duran
114 Shellie Court
Longwood, FL 32779
heatherduran@cfl.rr.com

From: Maggie Ratledge
To: Flores, Beatriz
Subject: Concern About New Development on Sand Lake Road
Date: Wednesday, September 10, 2025 5:51:31 PM

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Dear Commissioner Constantine,

I hope this message finds you well.

As a long-time resident of this community and someone who proudly voted for you, I'm writing to express my concern about the new development project planned for Sand Lake Road. While I understand the need for growth and economic development, this particular project raises serious concerns for many of us who have lived here for decades.

Sand Lake Road is already heavily congested, particularly during school hours. With four schools located along this corridor, the traffic is often overwhelming and hazardous, not just for drivers, but especially for students, families, and school staff. Adding a new development will only intensify these issues, placing additional strain on an already overburdened infrastructure.

Our community deserves thoughtful planning that takes into account the long-term impact on daily life, safety, and mobility. I urge you to reconsider your support for this project and to listen to the concerns of the residents you represent, the people who have built their lives and families here.

Thank you for your service and for taking the time to hear our voices. I hope you will stand with your constituents and advocate for smarter, more sustainable development.

Sincerely,

Maggie Ratledge

Lifetime Seminole County Resident

From: Tony Rugless
To: Apgar, Kaitlyn
Cc: Tony Rugless
Subject: Opposition to Sandy Lanes Home development
Date: Tuesday, March 3, 2026 5:18:19 PM

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This letter is to state our **STRONG opposition** to the proposed new development called *Sandy Lane Homes* on Sand Lake Road and Sandy Lane near Hunt Club Blvd in Longwood. The builder, Jordan Homes, is preparing to file for a zoning change from A-1 and R-1AA to MM (Missing Middle) so they can develop 30 lots for more affordable housing. The zoning change would also allow the property owner to build multifamily units. Each lot would be rezoned so the builder can develop 50 ft-wide lots instead of the 90ft-wide lots required under the current zoning designation.

As longtime residents of Bella Vista subdivision on Sand Lake Road, Longwood, we are vehemently opposed to such a project because it will adversely affect the quality of life to which our community and surrounding communities have become accustomed

1. Traffic - The traffic on Sand Lake Road Hunt Club Road is already extremely heavy and would be made much worse by this concentrated number of houses.

2. Property value decline - The number and types of homes are not consistent with homes in the area leading to a decline in our property values.

3. Safety concerns - There are 4 schools along Sand Lake Road. Many of our children ride their bikes to these schools. More traffic along Sand Lake road would increase risk to their safety.

4. Crime - We have concerns about increased crime with such a concentrated development

5. School overcrowding - What impact will this have on already stretched school ratios and overcrowding

Thank you for your support in **voting NO** to this development.

Sincerely,

Delmer & Fely Rugless

From: kmjusino@cfl.rr.com
To: Apgar, Kaitlyn
Subject: Letter of opposition to Sandy Lane Missing Middle
Date: Tuesday, March 3, 2026 5:32:09 PM

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Dear Commissioner Apgar,

I am writing to express my concerns regarding the proposed zoning change for Sandy Lane that would allow for the development of a large complex in our neighborhood.

Traffic along Sand Lake Road is already a significant issue. During school dismissal, law enforcement officers are regularly present to help manage congestion due to safety concerns, and morning traffic is equally problematic. This situation places students of all ages at risk, particularly those who walk to school. There are four schools located along this short stretch of Sand Lake Road, in addition to the many teen drivers commuting to Lake Brantley High School. Adding a high-density housing complex would undoubtedly increase traffic volume and further compromise safety.

At the initial community meeting, residents also raised serious concerns regarding the aquifer and potential flooding. To my knowledge, no water table or environmental impact studies have been conducted to evaluate how this development would affect existing homes, drainage systems, or the current retention pond. Given our area's sensitivity to flooding, this omission is troubling and suggests that the project may not yet be fully developed with the long-term interests of the community in mind.

Currently, a single-family home is being constructed on Sand Lake Road, which feels much more consistent with the character and infrastructure of our neighborhood. Thoughtful growth is important, but it must align with existing conditions and prioritize safety, environmental protection, and community input.

I respectfully ask that you carefully consider these concerns before moving forward with any zoning changes. Thank you for your time, attention, and service to our community. I would appreciate your response regarding how these issues will be addressed.

Sincerely,

Kristina Taft

Get Outlook for Mac

From: Gabriel Bergeron-Langlois
To: Apgar, Kaitlyn
Subject: Project 25-20000004 Sandy lanes home
Date: Tuesday, March 3, 2026 5:21:52 PM

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County planner Apgar,

I live at 2620 Jennifer Hope Blvd, Longwood, FL 32779.
I'm 100% against this project. Sand lake Rd is already overcrowded with traffic. Schools are at capacity. Multi family homes would be completely undesirable as there is none around. The rezoning and resizing of lots is also unacceptable.

Gabriel Bergeron-Langlois
Principal Bassoon Orlando Philharmonic
Adj. Prof.Bassoon Stetson University

From:	Stuart Taft
To:	Graham, Melody
Cc:	Rawlings, Patricia; Flores, Beatriz; Schafer, Deborah; Louis, Lakela; Apgar, Kaitlyn
Subject:	Letter of opposition to Sandy Lane Missing Middle
Date:	Wednesday, March 4, 2026 6:59:48 AM

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To whom it may concern,

I am writing to express my concerns regarding the proposed zoning change for Sandy Lane that would allow for the development of a large complex in our neighborhood.

Traffic along Sand Lake Road is already a significant issue. During school dismissal, law enforcement officers are regularly present to help manage congestion due to safety concerns, and morning traffic is equally problematic. This situation places students of all ages at risk, particularly those who walk to school. There are four schools located along this short stretch of Sand Lake Road, in addition to the many teen drivers commuting to Lake Brantley High School. Adding a high-density housing complex would undoubtedly increase traffic volume and further compromise safety.

At the initial community meeting, residents also raised serious concerns regarding the aquifer and potential flooding. To my knowledge, no water table or environmental impact studies have been conducted to evaluate how this development would affect existing homes, drainage systems, or the current retention pond. Given our area's sensitivity to flooding, this omission is troubling and suggests that the project may not yet be fully developed with the long-term interests of the community in mind.

Currently, a single-family home is being constructed on Sand Lake Road, which feels much more consistent with the character and infrastructure of our neighborhood. Thoughtful growth is important, but it must align with existing conditions and prioritize safety, environmental protection, and community input.

I respectfully ask that you carefully consider these concerns before moving forward with any zoning changes. Thank you for your time, attention, and service to our community. I would appreciate your response regarding how these issues will be addressed.

Sincerely,

Stuart Taft

Get Outlook for Mac

From: Randall Clark
To: Apgar, Kaitlyn
Subject: Sandy Lane zoning
Date: Tuesday, March 3, 2026 4:27:12 PM

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I am concerned with this development as there are already many traffic issues with Sandlake Road, especially with the Seventh-day Adventist school and the public schools, Lake Brantley and Forest Lake elementary. When you combine all these students, parents buses along with everyone trying to leave for work pretty much at the same time Sand Lake Road becomes a parking lot.
Please also take into consideration Stormwater treatment and the lack of retention in these areas.

From: Peggy Persaud
To: Apgar, Kaitlyn
Subject: Sandy Lane Development
Date: Tuesday, March 3, 2026 3:20:42 PM

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Good afternoon:

I am a resident of Seminole County concerned with the zoning request for Sandy Lane on Sand Lake Road in Longwood. My husband and I live in Retreat at Lake Brantley and recently built neighborhood off of East Lake Brantley Road.

My primary concern is with the traffic on Sand Lake Road. Trying to enter Sand Lake Road from East Lake Brantley Road in the morning is very time consuming. It takes at 15 to 20 minutes to go the 2 miles from E.Lake Brantley Road to 434 while traveling on Sand Lake Road. There are 3 schools in those 2 miles. The same congestion happens in the afternoon.

Will the infrastructure be able to handle the new residents of Sandy Lane?
Will more traffic signals be installed?
Will the drainage issues along Sand Lake Road be addressed?
Will Sandy Lane have homes compatible with the surrounding area?

I will be unable to attend the meeting tomorrow evening, thank you for reading this.

Marguerite Persaud
3309 Canyon Grand Point
Longwood, FL 32779

From:	Julie Vandendriessche
To:	Apgar, Kaitlyn; Louis, Lakela; Schafer, Deborah; Flores, Beatriz; Rawlings, Patricia; Graham, Melody
Subject:	Opposition to the re-zoning change for Sandy Lane for parcel ids 07-21-29-300-014A-0000, 07-21-29-300-0150-0000 & 07-21-29-300-014C-0000
Date:	Tuesday, March 3, 2026 5:32:48 PM

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To Whom it May Concern,

My husband and I live at 3275 Sunset Valley Ct in the Sandy Lane Reserve community at the end of Sandy Lane Reserve. We have lived here for 21 years. I have been a REALTOR® for 12 years and work for Premier Sotheby's International Realty. I understand the value of our homes in our community which now are valued at over 1 million dollars.

We are very concerned with the proposed re-zoning for the properties listed above that will directly affect our community and our home values as well will cause significant traffic issues, and possible flooding issues.

Here are our major concerns:

1. The proposed Missing middle zoning will allow a wide range of multi-unit homes types that incompatible with the surrounding properties. We understand that Jordan Homes needs to be build 24 single family homes to make his financial numbers work. Missing Middle is not the correct way to go about it. Ideally, we would rather a zone that allows for comparable size lots as ours which are closing to 1/2 lots as well as the Forest Park across Sand Lake Rd which have larger lots too. But if the county wants to allow him the ability to put in 24 homes, then please find a zoning that will prevent multi unit buildings and restrict it to single family homes only. If this is approved technically he could put in multi-unit building such as 6-plex buildings, triplexes, townhouses, etc. If any of these styles are built this will definitely bring down our home values. OR he could re-sell the property and because it is approved Missing Middle then another developer could put in these type of home degrading our values again.
2. At the meeting at the sheriff's office, Jordon Homes tried to explain that the style homes he would build will be around 1 million dollars plus because of his upgrades and quality of build. Being a REALTOR® ,I have a hard time believing this as the proposed homes will be on even smaller lots than those in Bella Vista community (1/8 mile up the street), the garages will be restricted to 2 car with front facing garages, the driveways will be limited so more parking on the street, etc. He did not claim that he would require tile roofs or what the front elevations would be to ensure that they present a luxury feel that will be more comparable to Bella Vista and Sandy Lane Reserve. My concern is he is exaggerating the value in order to make his argument for the re-zoning. Based on the size of the home, driveway, lot, garage under the proposed re-zoning the homes will be valued far less than his suggested 1 million dollars which could affect the overall value of the homes around it. The last few sales in Bella Vista which have larger homes, 3 car garages, larger lots, etc with tile roofs range form $875-950K. The custom homes in Sandy Lane Reserve have been $1.0-1.3 million and it is our homes in Sandy Lane Reserve that will be most affected by this re-zoning due to the proximity of our

community.

3. The added traffic is a great concern too since there is no turn lane to get into Sandy Lane from Hunt Club Blvd and this new community will have an entrance both on Sand Lake and Sandy Lane. The added traffic (depending on what is actually built) could cause major issues due to the lack of traffic lights and turn lanes. Seminole County should conduct a traffic evaluation of Sand Lake Road and truly understand the impact as we already have excess traffic on this road due to the newer community of Retreat @ Lake Brantley (which brought hundreds of new cars to the road) and the fact that we have 2 private schools and 2 public schools on this road. Traffic is already a nightmare and adding additional traffic from a more concentrated housing situation due to a more open zoning will just worsen this situation.
4. Another major concern for our neighbors in our opinion is the water management and the propose retention areas. Our two retention areas during a very rainy storm have risen to the tops on multiple occasions. By adding more concrete and roads to a property that is high in elevation to our community could cause detrimental consequences and flooding to some of the homes. I know each community is supposed to "hold their own water" but we all know that over development and improper planning has caused many issues throughout Florida and we don't want to see that happen to our neighbors or ourselves.

We hope you take into consideration the concerns of the homeowners being directly affected by this proposed re-zoning which I understand has never been used in Seminole County since it's introduction which means it is an unproven zoning. We ask that you vote against this re-zoning at this time until a new proposal is submitted that will account for our many concerns.

Thank you for your time and consideration,
Julie & Jon Vandendriessche
3275 Sunset Valley Ct
Longwood , FL 32779
407-312-1593

From: Dana Guest
To: Apgar, Kaitlyn
Subject: Fwd: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)
Date: Wednesday, March 4, 2026 12:56:04 PM

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Dear Kaitlyn,

I am writing to formally express my objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390–3400 Sand Lake Road).

After reviewing the proposal, I have significant concerns regarding the impact this rezoning would have on traffic safety, school capacity, neighborhood character, environmental conditions, and public safety.

1. Traffic and Road Safety

The County must strictly apply its obligation to ensure adequate public roads are in place before approving increased density in this case. Sand Lake Road and Hunt Club Boulevard are already heavily congested corridors, especially during the morning and afternoon rush hours, due to four schools in the immediate vicinity. Traversing Sand Lake Road to SR 434 should not take 30-40 minutes, but it regularly does. The addition of 24 residential lots will substantially increase daily vehicle trips, further exacerbating congestion and increasing safety risks for pedestrians and cyclists. I respectfully request that an updated Traffic Impact Analysis be conducted using current, post-pandemic traffic data to accurately reflect today's conditions before any approval is considered. Additionally, construction activity for higher-density development will further burden already congested roads and create safety concerns for nearby residents and schoolchildren.

2. School Overcrowding

Wekiva Elementary School is currently operating over capacity. Before approving additional residential density, the County must address existing enrollment numbers, capacity constraints, and the availability of special needs resources to ensure student safety and appropriate support services.

3. Neighborhood Character

The existing 90-foot lot width requirement is consistent with the established single-family character of our community. Reducing lot widths to 50 feet—and creating the potential for future multifamily development—represents a significant departure from the neighborhood's established design standards. Such changes would alter the area's character and strain infrastructure not designed for higher density.

4. Environmental Impactl

Increased impervious surfaces will add pressure to existing stormwater systems and may worsen localized flooding issues. I respectfully request detailed information regarding the

specific stormwater mitigation safeguards that will be implemented to protect adjacent properties and prevent downstream impacts to include:

- A basin-wide drainage analysis
- Independent third-party review
- Confirmation that downstream properties are protected

5. Public Safety
Higher density development increases demand on Fire and EMS services. I request confirmation that the Fire Department has reviewed and formally approved the proposed access plan under the increased density assumptions to ensure response times and safety standards will not be compromised.

For these reasons, I respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the proposed "Missing Middle" rezoning and maintain the current 90-foot lot standards. Infrastructure capacity, school safety, and community well-being must be prioritized over increased density goals.

Thank you for your time and careful consideration of this matter.

Sincerely,
Dana Guest
Resident of Forest Park Estates

Date: March 3, 2026

To: Kaitlyn Apgar, Senior Planner
Seminole County Planning & Development
1101 East First Street
Sanford, Florida 32771

Subject: Public Comment for the Record – Sandy Lane Rezoning / “Missing Middle” Designation

Dear Ms. Apgar,

My name is Donnie Anderson, and I am a resident of the Forest Park Estates community along Sand Lake Road in Longwood, Florida. I am writing to respectfully submit comments for the public record regarding the proposed rezoning associated with the Sandy Lane development and the requested application of the “Missing Middle” zoning designation.

After reviewing the Planning and Zoning agenda packet and supporting materials, I would like to express several concerns regarding the compatibility of the proposed zoning change with the surrounding area.

First, the proposed minimum lot width and lot size appear to be substantially smaller than those that exist in the surrounding neighborhoods along Sand Lake Road. Properties in the immediate area, including Forest Park Estates and nearby developments, generally maintain significantly larger lot sizes and wider frontage. The proposed reduction in lot width to approximately fifty feet represents a notable departure from the established development pattern along this corridor.

Based on the zoning comparisons and maps included in the County’s agenda packet, the proposed minimum lot size and frontage appear materially smaller than those found in adjacent developments and surrounding properties.

In reviewing the available materials, it appears important that the Commission carefully evaluate whether the requested zoning change is consistent with the established development pattern and long-standing residential character of the Sand Lake Road corridor.

Second, there are ongoing concerns among residents regarding traffic access and circulation. Sandy Lane currently serves as a local residential roadway, and any increase in residential density may have implications for traffic flow, safety, and access to Sand Lake Road and nearby intersections, including Hunt Club Boulevard.

Third, stormwater management and drainage conditions in this area have historically been an important consideration. Several residents have raised questions about how additional development may interact with existing drainage patterns and the long-term maintenance of stormwater infrastructure in the surrounding basin.

Finally, I believe it is important for the Planning and Zoning Commission to carefully consider whether the requested “Missing Middle” zoning designation is consistent with the existing character of the surrounding neighborhoods and the established land use patterns along Sand Lake Road.

Based on the concerns described above, I respectfully ask the Planning and Zoning Commission to consider denying the requested rezoning in its current form.

I appreciate the work of the Planning staff and the Commission in reviewing land use applications and balancing the needs of property owners, residents, and the broader community. My intent in submitting these comments is simply to ensure that the compatibility of the proposed zoning with the surrounding area is carefully evaluated as part of the review process.

Thank you for your time and for including this letter in the official public record for the March 4, 2026 Planning and Zoning hearing.

Respectfully submitted,

Donnie Anderson
Forest Park Estates Resident
Sand Lake Road
Longwood, Florida

Date: March 3, 2026

To: Kaitlyn Apgar, Senior Planner
Seminole County Planning & Development
1101 East First Street
Sanford, Florida 32771

Subject: Public Comment for the Record – Sandy Lane Rezoning / "Missing Middle" Designation

Dear Ms. Apgar,

My name is Sheri J Austin, and I am a resident of the Forest Park Estates community along Sand Lake Road in Longwood, Florida. I am writing to respectfully submit comments for the public record regarding the proposed rezoning associated with the Sandy Lane development and the requested application of the "Missing Middle" zoning designation.

After reviewing the Planning and Zoning agenda packet and supporting materials, I would like to express several concerns regarding the compatibility of the proposed zoning change with the surrounding area.

First, the proposed minimum lot width and lot size appear to be substantially smaller than those that exist in the surrounding neighborhoods along Sand Lake Road. Properties in the immediate area, including Forest Park Estates and nearby developments, generally maintain significantly larger lot sizes and wider frontage. The proposed reduction in lot width to approximately fifty feet represents a notable departure from the established development pattern along this corridor.

Based on the zoning comparisons and maps included in the County's agenda packet, the proposed minimum lot size and frontage appear materially smaller than those found in adjacent developments and surrounding properties.

In reviewing the available materials, it appears important that the Commission carefully evaluate whether the requested zoning change is consistent with the established development pattern and long-standing residential character of the Sand Lake Road corridor.

Second, there are ongoing concerns among residents regarding traffic access and circulation. Sandy Lane currently serves as a local residential roadway, and any increase in residential density may have implications for traffic flow, safety, and access to Sand Lake Road and nearby intersections, including Hunt Club Boulevard.

Third, stormwater management and drainage conditions in this area have historically been an important consideration. Several residents have raised questions about how additional development may interact with existing drainage patterns and the long-term maintenance of stormwater infrastructure in the surrounding basin.

Finally, I believe it is important for the Planning and Zoning Commission to carefully consider whether the requested "Missing Middle" zoning designation is consistent with the existing character of the surrounding neighborhoods and the established land use patterns along Sand Lake Road.

Based on the concerns described above, I respectfully ask the Planning and Zoning Commission to consider denying the requested rezoning in its current form.

I appreciate the work of the Planning staff and the Commission in reviewing land use applications and balancing the needs of property owners, residents, and the broader community. My intent in submitting these comments is simply to ensure that the compatibility of the proposed zoning with the surrounding area is carefully evaluated as part of the review process.

Thank you for your time and for including this letter in the official public record for the March 4, 2026 Planning and Zoning hearing.

Sincerely,

Sheri J Austin
Forest Park Estates Resident
Sand Lake Road
Longwood, Florida

From: Krista McArthur
To: Apgar, Kaitlyn
Subject: Sandy Lane Reserve - Opposition to Jordan Homes / Missing Middle Zoning
Date: Wednesday, March 4, 2026 1:34:47 PM

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Regarding the Planning and Zoning Commission meeting on March 4, 2026, it is my understanding the applicant wants 6500 sq ft minimum lot sizes.
6500 sq ft into 43,560 sq ft/ acre is between 1/7th and 1/6th of an acre. This is highly incompatible with the surrounding existing, established neighborhoods:

Sandy Lane Reserve has 1/2 acre lots, Forest Park has 1/3 acre lots, Foxwoods has 1/4 acre lots.

The much smaller lot sizes are very inconsistent with the contiguous, established neighborhoods.

We oppose Missing Middle Zoning for this reason.

Krista and Troy McArthur
3302 Sunset Ridge Court
Sandy Lane Reserve

From: PlanDesk
To: Apgar, Kaitlyn
Subject: FW: Sandy Lane Homes Project
Date: Wednesday, March 4, 2026 1:49:57 PM
Attachments: image001.png

Good afternoon Kaitlyn,

Please see email below.

Thank you!

Karina Snell
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East 1st Street
Sanford, FL 32771-1468
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Doug Thompson <dougthompson31@gmail.com>
Sent: Wednesday, March 4, 2026 1:41 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Sandy Lane Homes Project

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This proposed project on Sand Lake Road at Hunt Club Blvd is a terrible idea for the local community as it will add significant vehicle, pedestrian and bicycle traffic to a already over burdened road with 4 schools on it. During school drop off and pick up the roads are virtually a parking lot, with people driving unsafely to try to get around the traffic and putting the pedestrians and bicyclist in danger from aggressive drivers.

Please deny this project for the safety of the local community.

Thank you

Doug Thompson
1400 Suzanne Way
Longwood Fl. 32779
407-774-0255

From: Kari Jones
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes
Date: Wednesday, March 4, 2026 3:47:43 PM

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I am writing to share my concerns regarding the proposed rezoning for the Sandy Lane Homes project (#25-20000004) located off Sand Lake Road near Hunt Club Boulevard.

This area already experiences significant traffic congestion, especially during peak commuting hours and school drop off and pick up times (which can at time back up close to the light). Allowing a rezoning to the “Missing Middle” designation, would significantly increase residential density and likely worsen traffic and infrastructure impacts in the surrounding area.

My understanding is the proposed rezoning would also allow the possibility of multifamily housing if development plans change in the future. This type of density would not be consistent with the existing character of the surrounding neighborhoods, which were developed with larger lots and lower residential density. Please do not allow this to happen to our community. If they want to build some homes there, I can agree with that. I cannot agree with any multi family housing developments that will take away from our community and cause a definite increase in traffic given it would be right next door to Pace Brantley Prep School.

I respectfully ask the commission to carefully consider the long term impacts on traffic, infrastructure, school capacity, and neighborhood compatibility. Maintaining the current zoning, or requiring development that aligns with the existing lot sizes and density of nearby communities, would better protect the character and safety of this area.

Thank you,

Kari Jones

From: Sabrena Swain
To: Apgar, Kaitlyn
Subject: Against Sandy Lane Development
Date: Wednesday, March 4, 2026 3:10:03 PM

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I've lived off of West Lake Brantley Road for 30 plus years and my husband and I are against this housing development. We've seen the traffic off of Sand Lake Road become unbearable as people are going to work and released from work. In addition to traffic, some streets have only one outlet onto Sand Lake Road and increasing the number of houses also multiplies opportunities for accidents that can block traffic flow. In addition to traffic, we're against this development because of the incredible wildlife that exists in that area, and surrounding areas. Speed limits are rarely enforced (take Wekiva Springs Road as a prime example) and the over development continues to deplete wildlife survival. Why do we need another development? To make another developer rich? Have a heart. There are many homes available for purchase.Taking every piece of available land in our area and replacing it with infrastructure hurts the beauty of Longwood, Florida, but more importantly the sanctity of its residents and wildlife. Please do not approve this.

From: Diana A
To: Apgar, Kaitlyn; Louis, Lakela; Schafer, Deborah; Flores, Beatriz; Rawlings, Patricia; Graham, Melody
Subject: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)
Date: Wednesday, March 4, 2026 2:54:31 PM

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Subject: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)

My concerns are as follows:

1. Traffic & Road Safety: Sand Lake Road and Hunt Club Boulevard are already heavily congested. Adding 24 residential lots will significantly increase vehicle trips and safety risks for pedestrians. I request an updated traffic impact analysis that reflects current, post-pandemic congestion levels.

2. School Overcrowding: Wekiva Elementary is currently over capacity. As the parent of a student with autism and mild hearing loss, I have observed that resources are stretched thin, leading to safety and supervision challenges. My child has sustained bruises at school, and the Principal informed us that staffing ratios are impacted by overcrowding. The County must address current enrollment, capacity limits, and special needs resource availability before approving further density.

3. Neighborhood Character: The current 90-foot lot width mandate is consistent with the surrounding single-family homes. The proposed 50-foot lots and the potential for future multifamily housing represent a drastic departure from our established community character and will strain local infrastructure.

4. Environmental Impact: Increased impervious surfaces will strain existing stormwater systems and worsen localized flooding. I would like to know what specific safeguards are being implemented to protect adjacent properties.

5. Public Safety: Higher density will increase demand for Fire and EMS services. I request confirmation that the Fire Department has reviewed and approved the access plan under these increased density assumptions.

We respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the "Missing Middle" rezoning and maintain the current 90-foot lot standards. Infrastructure and school capacity must be prioritized over density goals to ensure the safety and well-being of our children.

Best regards,
Diana & Brian Ardolina

From: Jennifer Estates
To: Apgar, Kaitlyn
Cc: Jennifer Estates HOA
Subject: Fwd: Rezoning Planning
Date: Wednesday, March 4, 2026 4:39:40 PM

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Kaitlyn,

In addition to what my neighbors and colleagues have written, the traffic issues were compounded even further when the new subdivision Retreat at Lake Brantley (on the Klinger Nursery) was fully developed.

Currently, on Sand Lake Road is Lake Brantley HS, Forest City Elementary, Pace School and the 7th Day Adventist school, all of which contribute to even higher traffic and wait times at the stop lights. The intersection of W. Lake Brantley and Sand Lake Rd is particularly bad as cars on Sand Lake Rd tend to block the intersection so cars turning from Lake Brantley cannot turn onto Sand Lake Road.

Years ago, we were told luxury homes with 1 acre lots were to be built. That would have been ok as its impact on traffic, utilities, emergency services and schools, to name a few, would not be significant. It would also keep property values high. We have seen the issues that arise from multiple housing and lower income housing that have taken our once consistently high rated schools to a lower and or fluctuating grade year to year. Also, if approved the developer will not necessarily stay with what they are currently proposing.

We ask that the Planning and Development division consider more than just money. Quality of life is more valuable.

Respectfully Submitted.

Barb Brostrom
Secretary
Jennifer Estates HOA

---------- Forwarded message ---------
From: **Jennifer Estates** <jennestateshoa@gmail.com>
Date: Wed, Mar 4, 2026 at 4:33 PM
Subject: Rezoning Planning
To: <kapgar@seminolecountyfl.gov>
Cc: Jennifer Estates HOA <board@jenniferestates.org>

March 4, 2026

Ms Kaitlyn Apgar
Seminole County Planner
kapgar@seminolecountyfl.gov

Hello Kaitlyn,

My name is Robert Miller, VP Jennifer Estates Homeowners Association. I am speaking on behalf of the 116 lots here in our subdivision. We only have one exit onto Sand Lake Road and it is quite congested in early mornings with taking kids to school and going to work and again after school until dinnertime. It's also complicated by students driving to Lake Brantley High School, who in some cases become impatient and try to go around other vehicles to get to school on time. Even walking on the sidewalk is rather uncomfortable due to the number of cars and the speed at which some vehicles travel.

Adding additional traffic to an already bumper to bumper scenario would not only be unwise but create a dangerous environment. Please consider our community and neighbors and incorporate our email into the package for the P & Z Commissioners to add to the official record.

We thank you for your consideration and objective thinking for our communities.

Best regards,

Robert Miller
Vice President JEHOA

March 4, 2026

Seminole County Planning and Zoning
Kapgar@seminolecountyfl.gov

RE: Opposition to Rezoning Adjacent to Sandy Lane Subdivision

Dear Members of Seminole County Planning and Zoning,

We are writing as residents of the Sandy Lane subdivision to express opposition to the proposed rezoning of the adjacent property that would allow significantly smaller residential lots.

Based on the current proposal, the minimum lot size would be approximately **1/6 to 1/7 of an acre**. This is highly inconsistent with the surrounding established neighborhoods, where lot sizes are substantially larger — **Sandy Lane Reserve lots are approximately ½ acre, Forest Park lots are roughly ⅓ acre, and Foxwood lots are about ¼ acre**.

Allowing "missing middle" zoning at this density would create a stark and incompatible contrast with the contiguous neighborhoods that have long been established with larger residential lots. Such a dramatic reduction in lot size would be inconsistent with the existing character and development pattern of the surrounding community.

For these reasons, we respectfully urge the Commission to deny the proposed rezoning request.

Sincerely,

Michael & Courtney LoSchiavo, 3320 Sunset Ridge Court

Brendan & Callie Kelly, 3324 Sunset View Court

Cole & Katie Chenoweth, 3319 Sunset Ridge Court

From: Sylvia Wood
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes development
Date: Monday, March 2, 2026 12:09:18 PM

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Kaitly Apgar, Senior Planner

Hi, my name is Sylvia Wood, I live close to Hunt Club Blvd. My address is 599 Heather Brite Circle, Apopka 32712.

I am writing because we are concerned about the planning of a new housing development so close to our home. Apopka traffic has become so congested lately. The stores and restaurants are becoming so crowded. We are asking that you consider a different location for your development.

We appreciate the fact that you want to provide houses for the people moving to our state and others who would like a new home but our area is very crowded already.

Thank you for your consideration.

Sylvia Wood

From: Graham, Melody
To: Barbara Ardolina
Cc: Herr, Andria; Apgar, Kaitlyn
Subject: RE: LETTER OF OPPOSITION
Date: Monday, March 2, 2026 11:16:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Good morning,

On behalf of Chairman Herr, thank you for your email. By means of copy, I am sending this to the Chairman and the project manager assigned to this project, Kaitlyn Apgar.

Sincerely,

Melody B. Graham
Executive Assistant to
Chairman, Andria Herr
Board of County Commissioners, District 5
O: (407) 665-7209
1101 E. First Street, Sanford, FL 32771-1468
mgraham@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Barbara Ardolina <bcardolina@gmail.com>
Sent: Monday, March 2, 2026 10:37 AM
To: Graham, Melody <mgraham@seminolecountyfl.gov>
Subject: Fwd: LETTER OF OPPOSITION

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Sent from my iPad

Begin forwarded message:

> **From:** Barbara Ardolina <bcardolina@gmail.com>
> **Date:** March 2, 2026 at 10:36:35 AM EST
> **To:** prawlings@seminolecountyfl.gov
> **Subject: Fwd: LETTER OF OPPOSITION**
>
> Sent from my iPad

Begin forwarded message:

From: Barbara Ardolina <bcardolina@gmail.com>
Date: March 2, 2026 at 10:35:51 AM EST
To: bflores@seminolecountyfl.gov
Subject: Fwd: LETTER OF OPPOSITION

Sent from my iPad

Begin forwarded message:

From: Barbara Ardolina <bcardolina@gmail.com>
Date: March 2, 2026 at 10:34:08 AM EST
To: dschafer@seminolecountyfl.gov
Subject: LETTER OF OPPOSITION

To: Deborah Schafer

I STRONGLY OPPOSE GRANTING MISSING MIDDLE ZONING FOR THE SANDY LANE PROJECT!

We have lived in Forest Park Estates I and II since 1982. The homes have deed restrictions to maintain the integrity of the area with custom-built homes. This area and the surrounding area along Sand Lake Road is zoned for single family residences. My understanding is that the new developer wants affordable or lower-income homes on the corner of Sand Lake Road and Sandy Lane. This doesn't fit the landscape of the area and does not belong here. The impact to Sand Lake Road will be immense and add greatly to the congestion we deal daily with the school traffic and general traffic. This is not the place for this type of zoning. Therefore, I VEHEMENTLY OPPOSE THIS PROPOSED PROJECT AND HOPE YOU WILL TOO!

Sincerely,
Barbara and Joe Ardolina
Forest Park Court

Sent from my iPad

From: Esde
To: Apgar, Kaitlyn
Subject: Vote against rezone for Project #: 25-20000004
Date: Wednesday, March 4, 2026 6:29:48 PM

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Hello, Ms. Apgar. I am writing in regards to Project #25-20000004, the proposed Sandy Lane Homes project. As you know, the property is located off of Sand Lake Road, which already carries extremely heavy traffic loads due to hundreds (thousands?) of existing homes and four schools between SR 434 and Line Drive.

In my opinion, one of Florida's most invasive and destructive species is the developer. Developers destroy green space and natural resources, all for the sake of money, and for some reason, Florida rarely objects. Even Seminole County, "Florida's Natural Choice," embraces far too much development to suit me.

My personal wish is that land in question for Sandy Lane Homes would NEVER be developed. However, since that probably isn't possible, my vote is to deny the request to rezone to "Missing Middle," that lot sizes be required to be a minimum of 90 feet wide, and that any request for multifamily housing be rejected. I would also request that the developer be required to preserve and protect all mature trees on the property forever.

If it's not too late, please include my message in the official record for the March 4 meeting. Thank you!

Sheila Draper
Jennifer Estates
Longwood FL

From: Cynthia Ferrell
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes development
Date: Thursday, March 5, 2026 10:57:36 AM

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I am writing you today regarding the Sandy Lane's home development which requires a rezoning to missing middle. I am a Wava Cove resident and I am concerned about the excess traffic. This will bring to our area and community. Traffic is already very much a problem in the middle of the day as well as during rush-hour. I fear adding multiple new homes will only make this problem worse. I would love to see the county by the lot and create a park for the families that are already in The area.
Thank you for your attention and consideration.
Sincerely
Cynthia Ferrell

From: Cleve Cooney
To: Apgar, Kaitlyn
Subject: The Sandy Lane Homes project
Date: Friday, March 6, 2026 10:09:35 AM

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I can not attend the meeting about the Sandy Lane Homes project, but wanted to voice my most obvious issues with it.

I understand that the builder wants the property to be zoned for 50' lots as opposed to the 90' lot width…which is the standard for all surrounding neighborhoods. The proposal
also ask for exemptions for multi-family dwellings to be built.

Look, I do not believe a neighborhood should be built on that property, but I certainly would NOT want one that is not up to the standards already set for that area.

On top of not fitting in with the neighborhood character, it surely would be a strain on local infrastructure, would allow for more impervious surfaces leading to drainage issues (possible flooding elsewhere) and finally…have you been on Hunt Club Blvd lately? Traffic is bad enough without adding another neighborhood to the mix.

As a resident of Wekiva, I am very much against adding a neighborhood that is seeking exemptions for lot lines and multi-family homes. The area just can not take that amount of new residents.

Thank You,
Cleve Cooney
cleve@ffandt.com
o-407 297 0091
m-407 491 9786

From: Jenifer Weldon
To: Apgar, Kaitlyn
Subject: ReZoning/New Development off Sand Lake Road near Hunt Club/Wekiva
Date: Friday, March 6, 2026 10:09:41 AM

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Dear Members of the Planning & Zoning Board and Seminole County Commissioners,

I am writing as a resident of the Wekiva/Longwood area to express my strong opposition to the proposed rezoning of the approximately 4.5-acre parcel located near our neighborhood.

Our section of Wekiva is known throughout Seminole County for its established suburban character—larger lots, mature tree canopy, and proximity to natural resources including nearby state park land, bike paths, and pedestrian trails. The existing land use pattern reflects careful planning that prioritizes livability, environmental preservation, and a lower-density residential environment.

Allowing this parcel to be rezoned for multi-family use would fundamentally change the character of the corridor and open the door to significantly higher density than what the surrounding area was designed to accommodate.

Of particular concern is traffic and safety.

Within approximately 1.8 miles of this corridor there are already **four schools and a church**, all of which generate significant traffic during morning arrival and afternoon dismissal periods. The roadway serving this area is a **two-lane suburban road that already experiences severe congestion during school hours**. Residents routinely experience long backups and difficult turning movements during these peak periods.

Adding **24 homes at minimum—and potentially greater density if rezoned to multi-family—would further strain an already overburdened corridor**. Increased traffic in an area heavily used by school buses, student drivers, parents, pedestrians, and cyclists raises legitimate safety concerns.

The Wekiva area has long been valued for its balance between residential living and natural surroundings. Rezoning this parcel to allow higher density would set a precedent that could gradually erode the planning principles that have made this community such a desirable place to live.

Growth is inevitable, but it must be **compatible with the surrounding land use pattern and supported by appropriate infrastructure**. In this case, the proposed rezoning does not appear consistent with the established character of the area nor with the capacity of the existing roadway network.

For these reasons, I respectfully request that the Planning & Zoning Board and the County Commissioners **deny the requested rezoning**.

Thank you for your time and for your continued work on behalf of Seminole County residents.

Sincerely,
Jenifer Weldon
548 Wekiva Cove Road
Longwood, FL (Wekiva area resident)
Business Owner, Concerned Citizen

From: Fely Rugless
To: Apgar, Kaitlyn
Cc: Graham, Melody
Subject: Re: NO to Sandy Lane Homes Rezoning Project
Date: Monday, March 9, 2026 10:15:50 AM
Attachments: image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png

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Thanks, Kaitlyn. Another fear is that this will trigger an appeal to add another traffic lane. We would hate to lose the little green space and sidewalks bordering our neighborhoods. That adds to the beauty, peace, and property values, providing a little buffer from the traffic.

Thanks for your time.
Fely Rugless

On Mon, Mar 9, 2026 at 10:06 AM Apgar, Kaitlyn <kapgar@seminolecountyfl.gov> wrote:

> Thank you Melody!
>
> Good morning Ms. Rugless,
>
> Thank you for your correspondence, I appreciate your comments. I will ensure that your email is attached as a letter of opposition to agenda for both the P&Z and BCC meetings.
>
> If you have any specific questions about the project, please feel free to reach out. I am happy to provide any additional information.
>
> Sincerely,
>
> SEMINOLE COUNTY
> FLORIDA'S NATURAL CHOICE
>
> **Kaitlyn Apgar**
> Senior Planner
> Development Services | Planning and Development
>
> (407) 665-7377
> 1101 East 1st Street, Room 2040
> Sanford, FL 32771
> kapgar@seminolecountyfl.gov
> www.seminolecountyfl.gov

From: Graham, Melody <mgraham@seminolecountyfl.gov>
Sent: Monday, March 9, 2026 9:33 AM
To: Fely Rugless <felyannis@gmail.com>
Cc: Herr, Andria <aherr@seminolecountyfl.gov>; Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: RE: NO to Sandy Lane Homes Rezoning Project

Good morning,

On behalf of Chairman Herr, thank you for your email. By means of copy, I am sending this to the Chairman and the project manager, Kaitlyn Apgar, for their awareness.

Sincerely,

Melody B. Graham
Executive Assistant to

Chairman, Andria Herr

Board of County Commissioners, District 5

O: (407) 665-7209
1101 E. First Street, Sanford, FL 32771-1468
mgraham@seminolecountyfl.gov

www.seminolecountyfl.gov

From: Fely Rugless <felyannis@gmail.com>
Sent: Saturday, March 7, 2026 2:15 PM
To: Graham, Melody <mgraham@seminolecountyfl.gov>
Subject: NO to Sandy Lane Homes Rezoning Project

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Dear Andrea Herr,

This is regarding the proposed Sandy Lane Homes re-zoning. I don't usually get involved in these county matters.

BUT, when my life and neighborhood will be affected, I will say something. We have lived in the Bella Vista Community since 2013. If you have lived off Sand Lake Road or Hunt Club Blvd., you know the traffic patterns we face each and every day with already four schools on that two-lane corridor.

Please, please, please—that vacant lot is probably our only respite of green space along Sand Lake Road. Please keep it that way for our safety and well-being. We beg you not to approve this re-zoning for Sandy Lake Homes. As a mom, with children and grandchildren, please do not add to the congestion on this road. We feel trapped in the morning and afternoon when schools are opening or dismissing every day because our community has only one way out. People who refuse to wait for the long lines going into or coming out of the schools feel they can use the center turn lanes as another car lane. This has caused quite a few accidents with drivers who do that.

If you value your community and its residents, please consider not approving this proposal.

Thank you for your time,

Fely Rugless

Bella Vista Community

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From: Courtney Force
To: Apgar, Kaitlyn
Subject: Development on Sand Lake
Date: Monday, March 9, 2026 11:00:22 AM

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Hello,

I am a local resident to the Sand Lake Rd area. I am in complete objection of a neighborhood being put in that area.

Sand lake road is already congested in the morning with the current housing and school present. A one lay road is already backed up. If something MUST be built, then a nice natural playground or something is one thing. But NOT a neighborhood.

There is too much congestion and population already. We don’t need more.

Please make this email officially included.
Thanks.
Wekiva Resident

Sent from my iPhone

From:	chimmaera
To:	Apgar, Kaitlyn
Subject:	RE: Sandy Lane homes development
Date:	Wednesday, March 11, 2026 1:41:13 AM
Attachments:	image001.png image001.png
Importance:	High

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Greetings Kaitlyn,

Thank you for your confirmation. I would like to vote against the proposed development plan of the Sandy Lane homes. I feel there would be too much disruption in the current flow of traffic as Sand Lake is a small road and already congested as it is. The addition of those 24 dwelling units would further add to an already busy area. In addition, there would be a sever loss of natural land due to the over development from this project.

Thank you for your assistance. Please let me know if you need further information.

Sincerely,

Aaron Diaz

-------- Original message --------
From: "Apgar, Kaitlyn" <kapgar@seminolecountyfl.gov>
Date: 3/10/26 1:57 PM (GMT-05:00)
To: chimmaera <chimmaera@yahoo.com>
Subject: RE: Sandy Lane homes development

Hi Aaron,

You are able to send me a letter (an email is fine) of opposition stating what your viewpoint is for the P&Z board and BCC to review. I will ensure this is attached to both agendas for you when I receive it. Feel free to follow up via email and I will use that correspondence for your opposition.

Sincerely,

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Kaitlyn Apgar
Senior Planner
Development Services | Planning and Development

(407) 665-7377
1101 East 1st Street, Room 2040
Sanford, FL 32771
kapgar@seminolecountyfl.gov
www.seminolecountyfl.gov

From: chimmaera <chimmaera@yahoo.com>
Sent: Tuesday, March 10, 2026 2:09 AM
To: Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: RE: Sandy Lane homes development

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After review the information ,I've decided that I am not in favor of the development. Would you be able to record this or do I need to be there in person? I work evening nights, so I would be unable to attend in person.

Thank you.

Sincerely,

Aaron Diaz

-------- Original message --------

From: "Apgar, Kaitlyn" <kapgar@seminolecountyfl.gov>

Date: 3/6/26 2:15 PM (GMT-05:00)

To: chimmaera <chimmaera@yahoo.com>

Subject: RE: Sandy Lane homes development

Hi Aaron,

You did not miss the deadlines whatsoever! I can most certainly answer your questions, and will provide some info about the upcoming meetings.

The project is at maximum allowed to build 24 dwelling units. This based on buildable acreage. The site will need to meet all development requirements, so it may be less when actually constructed, but that would be the maximum.

The zoning that is being requested is Missing Midde, which allows for a wider range of housing choices. This includes permitting smaller single family units in more compact site design (which is the current proposal) as well as two story max duplexes, townhomes, triplexes, cottage courts, and tri/quadplexes. In any event, like I stated, they can only have 24 dwelling units. For more info about Missing Middle standards, I would check out the link to our code here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST

I also attached their conceptual development plan.

The item has to go to the Planning and Zoning Board for recommendation, the link to the agenda for March 4th's meeting is as follows. There is a lot of information on the project in the agenda that you are able to look through. : https://seminolecountyfl.legistar.com/View.ashx?M=A&ID=1365124&GUID=C9237BA2-965E-48E0-A3CE-0E2ECE4B5225

Please advise, the item was not heard and got continued to April 1st, 2026 at 6pm

The item will be formally approved or denied on May 12th, 2026 at 1:30 pm, by the Board of County Commissioners.

I did not want to overload you with info, so please feel free to follow up with any questions! I am also taking in any opposition (or support) letters if anyone has them, so if you end up wanting to send me one I can make sure its attached to the upcoming agendas

Sincerely,

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Kaitlyn Apgar
Senior Planner
Development Services | Planning and Development

(407) 665-7377
1101 East 1st Street, Room 2040
Sanford, FL 32771
kapgar@seminolecountyfl.gov
www.seminolecountyfl.gov

From: chimmaera <chimmaera@yahoo.com>
Sent: Thursday, March 5, 2026 4:24 PM
To: Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: Sandy Lane homes development
Importance: High

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Hello,

I'm not sure if this is too late, but I have questions about how many homes are being built and how much development there will be. I'm currently not in favor but would like more information if possible to render a better decision. If the deadline has passed, would you still mind answering my questions?

Thank you for your time.

Sincerely,

Aaron Diaz

302 Brixham Harbor Close

Longwood

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Flores, Beatriz

From: Karl Willard <kpwillard@gmail.com>
Sent: Friday, September 19, 2025 4:48 PM
To: Flores, Beatriz
Subject: Proposed Development: Sandy Lane Homes

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Lee:

It is my understanding a new development called Sandy Lane Homes is proposed on Sand Lake Road and Sandy Lane near Hunt Club Boulevard in Seminole County.

I have been a taxpaying owner/resident of the Wekiva Hunt Club community for over 46 years and a former commercial real estate & business owner in Seminole County.

I am STRONGLY OPPOSED to the Commission considering any zoning change allowing high density housing, i.e. anything less than single family homes on 80' or 90' wide lots, with access to Sand Lake Road.

The communities of Wekiva Hunt Club, Wekiva Cove and other area single family communities were developed with a large percentage of 80' - 90' or wider lots and use Sand Lake Road for access to 4 area schools & community retail businesses. Sand Lake Road is already over capacity. What we need are responsible decisions and controlled development.

The builder, Jordan Homes, is preparing to file for a zoning change from A-1 & R-1AA to MM (Missing Middle) so they can develop 30 lots for more affordable housing. **The zoning change would also allow the property owner to build multifamily units.**
The builder began meeting with the Seminole County Development Review Committee back in May and needs to rezone the property so they can develop 50' wide lots instead of the 90' wide lots required under the current zoning designation.

Thank you for your due consideration of those that already support the county infrastructure & operations.

Karl Willard
407-620-1177

Flores, Beatriz

From: Zaghie <zaghie@gmail.com>
Sent: Friday, September 19, 2025 6:55 PM
To: Flores, Beatriz
Subject: Critical Community Feedback: Sand Lake Road Rezoning

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Hello Commissioner Constantine,

I'm writing ahead of the 9/23 community meeting regarding the proposed rezoning for affordable housing on Sand Lake Road near Hunt Club. I cannot attend in person, but I feel strongly that this proposal should not move forward.

Sand Lake Road is already heavily congested. With multiple schools, a large preschool, and steady commuter traffic, mornings and afternoons are a daily bottleneck. Sporting events, community use of school facilities, and neighborhoods with no alternative exits only add to the strain. The road simply does not have the capacity to handle more vehicles.

Adding 30 multi-family units, likely 60–80 more cars, would worsen an already unsafe and frustrating situation for residents, buses, and commuters. Construction itself would also bring major disruption.

I urge you to reject Jordan Homes' rezoning request and protect the quality of life and safety for long-time residents who rely on this corridor.

Best regards,

Zaghie

Flores, Beatriz

From: Glenda Parker <glenpar@live.com>
Sent: Friday, September 19, 2025 10:42 PM
To: Flores, Beatriz
Subject: Zoning on Sand Lake Road

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Please do not change the zoning on Sand Lake Road to Missing Middle to allow more homes to be built. With 4 schools already using that road and all the subdivisions you have allowed in recent years, it is extremely congested. Compound that with students crossing the road wherever they choose to cross, and more traffic traveling Sand Lake and it creates chaos and unsafe roads. I dread seeing any more building on that road due to the overcrowding already, but I implore you to please curtail the number by leaving the zoning as is.
Thank you.
Sincerely,
Glenda Parker
Sent from my iPad

Flores, Beatriz

From: Elisabeth Ward <elisabethward86@gmail.com>
Sent: Saturday, September 20, 2025 4:01 PM
To: Flores, Beatriz
Subject: Rezoning for property on sandlake road near Hunt Club Blvd

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Dear Commissioner,

Please be sure to reject the Sandy Lane Homes rezoning project on Sand Lake Road in Longwood. As a resident in the area we are already affected by heavy traffic on Sandlake Road during busy hours. Changing the zoning to allow for smaller lot sizes and multi residential buildings will only increase traffic in an area not built to hold it. This will also overwhelm are local schools that are typically at capacity or close to as it is. This area has long been a quiet family community but as Apopka grows and develops the traffic in our area just increases. Please make sure to keep the current zoning ordinances in place to avoid disrupting our quiet community with unnecessary over population.

Thank you,
Elisabeth Ward
Resident of Wekiva Cove

Flores, Beatriz

From: Mohan Karkhanis <mohan.karkhanis@yahoo.com>
Sent: Sunday, September 21, 2025 12:26 PM
To: Mohan Karkhanis; Flores, Beatriz
Subject: Sandy Lanes Homes in Longwood

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Ms Flores

I am opposed to the enlarged development of Sandy Lake Homes. If you are a homeowner in that area note the heavy traffic in and around sand Lake Dr and Hunt Club Rd. Traffic pattern is poor - bottleneck in several places - traffic is a nuisance and with additional traffic it will be unbearable - 4 different schools within a mile of each other.
Please let's not get money hungry and cowdown to developers. Their interest is nothing but financial.

Thank you.
Mohan Karkhanis
257 Liverpool cove Longwood
Yahoo Mail: Search, Organize, Conquer

Flores, Beatriz

From: tom ogrady <tomogrady1@live.com>
Sent: Sunday, September 21, 2025 6:05 PM
To: Flores, Beatriz
Subject: Sandy Lake Homes proposed housing development.

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Dear commissioner, my wife Barbara and I had a long conversation about the proposed housing development and we both came to the same conclusion: the proposed development should not be allowed to go forward at this location. While we have many reasons for this conclusion, our main concerns center around the traffic that occurs with the three schools. Our current traffic during frequent periods during the day presents not only an inconvenience, the vehicle backups would hinder EMS when time is of the essence. In addition to this critical concern, we fell the original lot requirements were thoughtfully enacted after a myriad of concerns such as availability of schools, civic and community overcrowding. Please do not let the developer (whose only concern is profitability) infringe on our community values. That you Thomas O'Grady, a Terra Oaks resident.

Flores, Beatriz

From: Theresa GrodiKennon <tgrodikennon@yahoo.com>
Sent: Monday, September 22, 2025 9:35 AM
To: Flores, Beatriz
Subject: Rezoning for home on sand lake parcel

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Good morning I'd like to take a moment to let you know that I am against the rezoning of an area on Sand Lake where multi homes are being suggested in a small area parcel on a very busy highway. We live in Lake Brantley Club and it is hard enough to even get out of our driveway And go left or right on Sand Lake Rd. sometimes it takes up to 15 minutes before someone lets you out we live in a nice area with homes and property. There are no multifamily units in this area. They are proposing to reduce the size from 90 to 50 it'll be like a cookie cutter For this neighborhood and it will increase the traffic. Please vote now for rezoning this area. And please don't allow builders to build without Help paying to increase the roads as they continue to profit without making any improvements in the community where they build.
Theresa Grodi-Kennon, LCSW
Licensed Clinical Social Worker
New Vision Counseling Center

Flores, Beatriz

From: C Hayes <cyn728@gmail.com>
Sent: Monday, September 22, 2025 1:14 PM
To: Flores, Beatriz
Subject: Sandy Lanes Homes

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I'm writing as a resident of Seminole County, and the Wekiva Hunt Club neighborhood. I understand there is a request for rezoning the area on the corner of Sandy Ln & Sand Lake Rd.

I don't know why the house that used to be there was knocked down. I also don't claim to understand all things about how land zoning is handled, but I definitely do not believe multi-family housing is what is best for this community.

Traffic is the biggest concern. With no less than 5 schools (public and private) and several daycares, Sand Lake has been under construction multiple times to try and address traffic issues. This project would only add to the already well-traveled road, as well as increase concerns for the kids that walk and bike to/from school. There are already not enough crossing guards in the area, as I know Wekiva elementary lost a crossing guard area last year.

The schools in the area are already under stress adding students outside the zones, and finding space for those in the zones. The current reported drop of students in public schools will swell again, as these stats tend to flexuate regularly. I've lived here long enough for Wekiva elem to be threatened to close, and then burst at the seams, and Longwood elementary to close and reopen.

As well, more people means general security concerns, and added patrols in that area-for a department trying to hire for the necessary areas currently. I'm not convinced more people is a fit for this area.

With such a diverse community, I'd love to see this area be a community center, with a park. Similar to Eastmonte, but a smaller scale. After school or senior activities could be held there, as well as a great place for surrounding areas to play, walk, picnic, and enjoy our beautiful community.

Please vote no on this project. We love our community, but we're starting to feel squeezed out for a dollar.

Thank you for your time and service,
Cynthia Hayes

Sent from my iPhone

Flores, Beatriz

From: Mark Steele <marksteele@yahoo.com>
Sent: Monday, September 22, 2025 8:24 PM
To: Flores, Beatriz
Subject: Proposed zoning change to property on Sand Lake Road and Sandy Lane

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Commissioner Constantine,

My name is Mark Steele and my wife and I live in Forest Park Estates which is directly across the street from the proposed development of approximately 30 homes by the builder Jordan Homes. Sand Lake road is already very congested several times each week day due to the fact that there are four schools within a two mile stretch. And the addition of this type of high-density, multi-family home is not in character with the surrounding single family homes on Sand Lake Road and throughout Wekiva.
We are strongly against the proposed rezoning of theses parcels from the current A-1 & R-1AA to MM (Missing Middle).

Thank you for your attention,

Mark and Cindy Steele.
Forest Park Estates

Flores, Beatriz

From: Dan and Wendi <dwruppe@gmail.com>
Sent: Tuesday, September 23, 2025 9:19 AM
To: Flores, Beatriz
Subject: New development at Sand Lake Rd

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Lee,

I am opposed to the new housing development on Sand Lake Rd. Traffic is already a big problem.

Sincerely,
Dan Ruppe
282 Cambridge Dr.
Longwood, FL 32779
407-252-8948

Flores, Beatriz

From: Mark Nasrallah <mark@nasrallah.com>
Sent: Tuesday, September 23, 2025 11:40 AM
To: Flores, Beatriz
Subject: FW: Sandy Lane/Sand Lake Road
Attachments: Sandy Lane_Sand Lk Rd Re-Zoning.pdf

Follow Up Flag: Follow up
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RE: Rezoning Sandy Lane/Sand Lake Road

Good afternoon

This email is a response to the proposed rezoning of the 4 parcels at the corner of Sandy Lane and Sand lake Road from R1AA (3 parcels) and A-1 (1 parcel) which will allow a developer to build a variety of both zero lot line SFR and/or multi family homes in an area surrounded by existing R-1A, R-1AA, R-1AAA single family homes which in my professional opinion will be a direct conflict with both the best use of this area and with the approved growth management plan currently in place for Seminole County.

First, the main access road that services this area is a two lane road with multiple residential areas using this artery as the only access road from this area to 436 & 434. Sand Lake Road also has 5 schools that also uses this artery and both morning and afternoon traffic is at a stand still with un-passible lines of cars that often stretch from Hunt Club to W. Lake Brantly drive. Our home in not accessible several times during the day due to the school traffic (We Live in Bella Vista) and by building another mid-density project in this area would only increase the current heavy traffic load on Sand Lake Road.

When considering Re-zoning a piece of property, the Zoning Board is also challenged with looking at the current type of property use and value of the improvements on these adjacent properties with the goal of not de-valuing the surrounding community and by proposing a development with higher density, this will ultimately result in the loss of property value to the surrounding communities. Not only is this detrimental to the existing home owners, it could also prove to be detrimental to the counties tax base as if my home value were to decrease I (as well as other property owners) could request the County Property Appraiser lower our tax base that is based on value, or de-valuation in this case.

In conclusion, it is my opinion that re-zoning the property would not be the highest and best use and would be a detriment to the existing community.

Thank You

Mark Nasrallah
1139 Bella Vista Circle
Longwood, Fl

Mark Nasrallah AIA

Principal Architect

Nasrallah Architectural Group, Inc.

(407) 647-0938 ext. 202

(407) 619-3043 mobile

mark@nasrallah.com

AR 8136

NASRALLAH
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www.nasrallah.com
AA 26001471

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Flores, Beatriz

From: Laurie Bartlett <lauriebartlett3@icloud.com>
Sent: Thursday, September 25, 2025 9:33 AM
To: Flores, Beatriz
Subject: Sandy Lane Rezoning

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Dear Sir,
I attended the community mtg on 9/23/25 at which the builder,Jordan Homes, presented his plans for PROJ#: 25-80000046 on Sandy Lane. I It was all informative.
The builder stated that he originally wanted 30 homes but was now asking for 24. He had no visuals for any of his plans. He stated that if his plans are not approved someone else will build there eventually and so his should be accepted. It was not a presentation that seemed to respect the audience or the community.
I realize that more houses may eventually be built there. What I and many others there would like is that there would be no zoning changes for more houses and definitely no town houses.
This is a residential area with enough traffic. Presently on Sand Lake rd there are three schools and a preschool. It was recently widened to accommodate students, and other bikers and walkers.
Please vote no on zoning changes.
Keep Seminole Floridas natural choice.
Respectfully
Laurie Bartlett
Sent from my iPhone

Flores, Beatriz

From: Kim Todd <dkkctodd@yahoo.com>
Sent: Friday, September 26, 2025 9:18 AM
To: Flores, Beatriz
Subject: Sandy Lane Project

Follow Up Flag: Follow up
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Good Morning,

First, I would like to thank you for everything you do for our community. I know we can be a hard audience to please. I would like to express my concerns about the Sandy Lane project 25-80000046. I understand growth is inevitable, but 30 homes on 4.93 acres is nonsense. And to throw in the excuse "to make homes more affordable", again, nonsense. At prices of $800,000-$1,300,000, it's purely for builder profit.

Ten homes on that size property would be acceptable, fitting in with this well-established area. The biggest impact comes with the traffic on Sand Lake Road. It is not only used by the people that live around here but everyone cutting through to Wekiva Springs Road and beyond. It simply can't handle any more.

Thank you for your time.

Kim Todd 229 Cambridge Dr. Longwood

Virus-free.www.avg.com

Flores, Beatriz

From: Denise Kreimeier <deesmail4@gmail.com>
Sent: Friday, September 26, 2025 10:46 AM
To: Flores, Beatriz
Subject: Rezoning on Sand Lake Road

Follow Up Flag: Follow up
Flag Status: Flagged

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Please vote NO for this rezoning. I live in Wekiva Cove and it is already difficult to get out of my neighborhood in the morning.
People from Apopka use Sand Lake road as a cut through along with the traffic from 4 schools on one road.
It is already a nightmare! It can take me 20 min to go 3 miles.
Please consider the homeowners that live off this road.

Thank you
Denise Kreimeier

Sent from my iPhone

Flores, Beatriz

From: Cathy Swerdlow <cathyswerdlow@hotmail.com>
Sent: Friday, September 26, 2025 10:58 AM
To: Flores, Beatriz
Subject: Proposed zoning change for parcel on Sand Lake Road #: 25-80000046

Follow Up Flag: Follow up
Flag Status: Flagged

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Congestion on Sand Lake Road is already an issue. There are 4 schools along the way from 434 to Hunt Club. This already creates issues everyday when schools are in session. I am writing to implore you to deny this zoning change that will adversely affect the quality of life for everyone attempting to traverse Sand Lake Road.

Cathy Swerdlow
115 E Wyndham Court
Longwood FL 32779

Flores, Beatriz

From: Helen Henderschedt <helenhender@gmail.com>
Sent: Friday, September 26, 2025 2:10 PM
To: Flores, Beatriz
Subject: Zoning for Sand Lake Rd

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Please note my objections to changing the zoning for Sand Lake Rd and Sandy Lane. Not only is traffic on Sand Lake Rd a major concern but also the number of homes going in that acreage will impact drainage and other concerns. My vote would be to leave the zoning as is which will ultimately limit the number and type of residences built on that acreage. I do not want the zoning changed since it would allow multi family residences and other types of residences.

Helen Henderschedt
101 Shellie Ct.

Flores, Beatriz

From: Theresa <trogers@readingplumbing.net>
Sent: Friday, September 26, 2025 2:58 PM
To: Flores, Beatriz
Subject: Sandy Lane McMansions

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Afternoon,

First and foremost, I want to say that I have lived off Sand Lake Road for 39 years. I grew up here went to the local schools and still live off here on Ruth Street. Perhaps you have never set a foot in this area – understandable if you do not live in the area. But what I can say is that changing the zoning for Sandy Lane would be a mistake and while you may not have to deal with it, the rest of us will. And it would be pretty selfish to change the designation without doing YOUR due diligence to make sure that this is the right choice for your people and not cave to slimy developers.

I recommend that you drive over here and sit between 6:50am – 8:30am and 5pm-6:30pm. The traffic with the 4 schools on this road is insane. It takes me almost 10 minutes most mornings at 7am to go 2 blocks due to the school traffic from Lake Brantley. I go that way for work, it is the most direct route. I leave Ruth Street travel east heading to S West Lake Brantley Rd. The traffic is backed up to Bella Vista/Terra Oaks most mornings. I have to pull out into the center lane and try to merge over if I am lucky someone will let me in, if not, I must try to squeeze in and be "that" person. When I get close to the N West Lake Brantley light which is only a couple hundred feet, if I hit the light the traffic coming off that road good luck. They block the road – they decide the actual road is not for them and drive all the way down the center lane to the next light which is quite a way away and cut over on everyone there who has been waiting. People will also cut over from the regular lane and drive down the center lane all the way to the light. I am just trying to get to New Jersey Avenue where I can cut through and get out of the infuriating chaos of impatient drivers. I drove both of my boys to Lake Brantley when they were in school, my youngest was class of 2020 and people drove like that back then too.

Now if I leave at 8am it takes me about 5 minutes to be let out of my street due to the traffic from Forest Lake directly across the street. And the only reason I can even get out is because for some reason this school has an officer almost every day who must direct traffic. In the afternoon, the traffic is horrible as well. At 3:30-4pm-ish if you are coming from Hunt Club Blvd it takes almost 15 minutes to get to my street. Forest Lake is backed up to where this "proposed" grouping of non-affordable housing would be. Because they do not have enough of a road for a pickup line – and as you should know, they do not have busses and the whole school which is K-8 are car riders and or walkers. I can tell you that I maybe a few dozen kids walk home.

Sand Lake Rd cannot afford to have any more traffic plain and simple. This road is used to cut through to SR 436, people travel down to either Line Drive or Hunt Club Blvd to avoid 434/436 traffic. The traffic is backed up every day during the week. Takes me sometimes almost 10 minutes to go from W Lake Brantley to Ruth Street. I sit in traffic all the time on this road.

But let's also talk about the "affordable" housing the developer has proposed. I don't know about you, and I am not going to assume, but do you really think that $800k to $1.3m is affordable? Seriously think about that. Greedy developers want to stack 4000 sq ft houses on the small lots they are proposing? For just once I would like someone to really think about the impact to the current residents that would be affected by this – and not the money in the pocket. The out of sight / not my neighborhood "so I don't care" government take needs to go away. We need YOU to think about us, about what this would do to our quality of life. And I say quality of life because the traffic stress in overwhelming already. We do not need anymore. I can tell you that more than 90% of your constituents in this area DO NOT want this! So, are you really for the people? Or are you for the money? I do really hope that it is for your people

Thanks and have a great day!

Theresa

Theresa Rogers

Vice President / Project Administration

Reading Plumbing Systems, Inc.

980 Sunshine Lane, Suite M

Altamonte Springs, FL 32714

407.869.0023

Flores, Beatriz

From: Luis Pineres <luispinereszuniga@gmail.com>
Sent: Saturday, September 27, 2025 8:50 AM
To: Flores, Beatriz
Subject: Rezoning on Sand Lake # 25-80000046

Follow Up Flag: Follow up
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To whom it may concern:

I'm highly concerned and this new development, being a resident of Foxwood traffic and flooding are a huge problem if this new construction gets approved. Please reconsider and take necessary steps to ensure your established communities are taken care of.

Thanks.

Flores, Beatriz

From: Luna Fit <arijhak@gmail.com>
Sent: Saturday, September 27, 2025 9:04 AM
To: Flores, Beatriz
Subject: Opposition to rezoning at Sand Lake Rd & Sandy Lane

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Flag Status: Flagged

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Commissioner Constantine,

I'm a Seminole County resident and I'm writing to strongly oppose the proposed rezoning from A-1 & R-1AA to "Missing Middle" (MM) for the property at Sand Lake Road and Sandy Lane near Hunt Club (Sandy Lane Homes, Jordan Homes).

This request is incompatible with the surrounding neighborhoods and would undermine the intent of our current zoning. Allowing 50' lots (rather than the existing 90' minimum) and opening the door to multifamily uses would materially change the character and livability of this area.

Key concerns:

*Incompatibility & Precedent: R-1AA lots exist for a reason—scale, setbacks, and open space that match established single-family neighborhoods. A shift to MM sets a precedent for lot-minimization and upzoning creep throughout Hunt Club/Northwood and nearby communities.
*Traffic & Safety: Sand Lake Rd/Sandy Lane already experience cut-through traffic and peak-hour congestion. Higher density without guaranteed mitigations (turn lanes, signal timing, safer crossings, sidewalks) will worsen crash risk and impede emergency response.
*Stormwater & Flooding: Increased impervious surface on smaller lots raises runoff and flooding risks for adjacent homes and roads unless robust, on-site retention and downstream capacity are proven—and enforced.
*Schools & Infrastructure: Added units strain schools, utilities, and public safety. Capacity and funding plans haven't been publicly demonstrated.
*Property Values & Community Character: Rapid densification and potential multifamily on a parcel historically planned for low-density single-family erode the stability families invested in here.
*Process & Transparency: The community needs clear, accessible studies (traffic, school capacity, utilities, environmental/trees, stormwater) before any change is considered.

If the applicant insists on proceeding, at minimum this should be denied as proposed and redirected to a true PUD with enforceable conditions that protect neighbors, such as:

* Keep R-1AA scale (lot width/size, setbacks, height limits); no multifamily entitlement.

*Traffic mitigations completed before COs (sidewalks on both frontages, turn lanes if warranted, safe crossings, speed-calming).
*Stormwater: 100% on-site retention sized for modern rainfall, with downstream capacity verification.
*Buffers & Trees: 30–50 ft landscaped buffers to existing homes; preserve mature canopy with inch-for-inch replacement.
*Construction limits: Hours, haul routes, dust/noise controls, and damage bonds to protect roads.
*Design standards that mirror adjacent neighborhoods (elevations, materials, garage placement).

But the cleanest, community-respecting outcome is to uphold current A-1/R-1AA zoning and deny the MM request.

Please stand with existing residents and vote NO on this rezoning.

Thank you for your consideration.

Respectfully,

Ariana Hakman

Flores, Beatriz

From: Sylvia Abrahamson <sylvia.manatee@gmail.com>
Sent: Saturday, September 27, 2025 1:05 PM
To: Flores, Beatriz
Subject: No on Rezoning Sandy Lane Homes

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Dear Commissioner Constantine,
Regarding the development of Sandy Lane Homes on Sand Lake, please do not approve on the rezoning. Please help the residence families and students/schools to preserve the integrity and safety of this community.

Best Regards,
Sylvia Abrahamson
Resident of Forest Park Estates

Flores, Beatriz

From: John Abrahamson <john.ejt@gmail.com>
Sent: Saturday, September 27, 2025 1:14 PM
To: Flores, Beatriz
Subject: No on rezoning of Sandy Lane development

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Hello Commissioner,
Please do not approve the rezoning of Sandy Lane on Sand Hill Rd. For safety, traffic, and environmental reasons and concerns.

John Abrahamson
Forest Park Estate

Flores, Beatriz

From: Fely Rugless <felyannis@gmail.com>
Sent: Sunday, September 28, 2025 11:09 AM
To: Flores, Beatriz
Subject: ABOUT: Project #25-80000046

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Regarding the zoning change on Sandy Lake Road in Altamonte Springs/Longwood area--we live in the Bella Vista Community. There are four schools that empty out onto Sand Lake Road during school hours. We are retired, but are often caught in that school traffic coming in either from Hunt Club Blvd or SR 434. It is hard to imagine another set of homes coming into that stretch of a two-lane road. Anyone trying to add any more dwellings in that area should experience that traffic pattern.

Please, Commissioner, if there is any concern about our quality of life, safety, and traffic on that road, my vote is to say a big **NO** to this project.

Thank you for your time,
Fely Rugless

--

Flores, Beatriz

From: Arlene <arlenek13@yahoo.com>
Sent: Monday, September 29, 2025 9:00 PM
To: Flores, Beatriz
Subject: Project #: 25-80000046 Sandy Lane and Sand Lake

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Commissioner Lee Constantine
Seminole County Board of County Commissioners
1101 East First Street
Sanford, FL 32771

Dear Commissioner Constantine,

I am writing as a resident of Seminole County to express my concerns regarding the proposed zoning change for the property located at Sand Lake Road and Sandy Lane (Project #25-80000046).

At the recent community meeting on September 23, the developer mentioned plans for 24 homes. However, the requested zoning change would allow for much greater density, which raises several serious concerns:

Traffic and Safety
- Sand Lake Road and Sandy Lane already experience steady traffic, and additional homes will increase congestion and cut-through driving.
- Higher density development could significantly worsen traffic flow and create safety risks for pedestrians, cyclists, and school buses.

Environmental Impacts
- Increased impervious surfaces from additional homes will lead to more stormwater runoff, raising the risk of flooding in nearby neighborhoods.
- The loss of tree canopy and open space will negatively affect local wildlife and diminish the natural character of the area.

Neighborhood Character
- The current A-1/R-1AA zoning supports larger lots and a more open, residential feel. A zoning change to allow higher density would alter the established character of this community and set a precedent for future overdevelopment.

For these reasons, I respectfully urge you and the Board of County Commissioners to deny the requested zoning change and preserve the existing A-1/R-1AA zoning. Responsible growth is important, but it must be balanced with traffic capacity, environmental protection, and the wishes of current residents.

A suggestion for this land would be green space/park which is greatly needed in this area.

Thank you for your consideration of my concerns and for your continued service to our community.

Sincerely,

Arlene Kowalski
382 Forest Park Cir
Longwood, FL 32779

Flores, Beatriz

From: Laurie Bartlett <lauriebartlett3@icloud.com>
Sent: Wednesday, October 1, 2025 12:45 PM
To: Flores, Beatriz
Subject: Sandy lane zoning change

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Mr Constantine,
After listening to Mr Jordan's presentation at the 9/23 community meeting I would like to state that I do not want a zoning change for the land in question. The impact on those people living in the closest areas to it and others using Sand Lake Rd would be negative.
I await a posting time of the mtg at which the vote will be taken.
Thank you for your service to our community, county and state.
Sent from my iPhone

Flores, Beatriz

From: Noella Kelly <muffykelly232@gmail.com>
Sent: Thursday, October 2, 2025 10:46 AM
To: Flores, Beatriz
Subject: New Development 3390-3400 Sand Lake Rd Forest City Florida

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Dear Commissioner Constantine,

I have seen plans for a development off Sand Lake Rd in Forest City.
It appears that lot sizes want to be changed from 90' fronts to 50' fronts.
I believe the reduced lot sizes will not be compatible with current zoning sizes. Thus, not fitting in aesthetically, with the existing homes.
Additionally, this would increase the number of houses that can be built which will lead to more congestion on Sand Lake Rd which already suffers traffic delays due to the two schools that are present on Sand Lake between Rt 434 and N. Hunt Club Blvd.

I urge you to reject the 50' fronts.

Thank You,
Noella Kelly
232 Duncan Trail
Longwood, FL. 32779

Flores, Beatriz

From: Roger Stahler <rtstahler@gmail.com>
Sent: Friday, October 3, 2025 1:11 AM
To: Flores, Beatriz
Subject: Proposed Development : Sandy Lane Homes

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Lee:

My wife and I attended a meeting Tuesday 9/23/25 at the sheriff's station on Douglas Ave to hear the builder and current land owner discuss proposed development of what is to be called Sandy Lane Homes. This property is located near Sand Lake Road and Sandy Lane. The meeting was attended by over 100 residents of near by communities. The consensus of the room strongly opposed this development.

We have been taxpaying owners /residents of Wekiva Hunt Club community for 40 years.

The builder has submitted a plan for a zoning change to MM, missing middle, for this development. Although he is saying it would be single family homes, this new designation opens it up for town homes, duplexes or triplexes once the zoning is changed.

We are strongly opposed to the commission considering any zoning change allowing for high density housing. That would include anything less than single family homes on 80- to 90-foot-wide lots.

This zoning change would also add a large number of additional cars to an already over used Sand Lake Road that contains four schools in 1.7 miles (the distance between Hunt Club Blvd and St Rt 434). At times the traffic is backed up past Hunt Club Blvd on Sand Lake Road waiting for parents to enter schools for pick up or drop off. This is only exasperated by the lack of bus service in a distance of less than a 2-mile radius.

Thank you in advance for your consideration of not allowing this MM zoning change.

Roger and Sharon Stahler

130 Cumberland Circle East

--
Roger Stahler
rtstahler@gmail.com

Flores, Beatriz

From: Allyson Tiller <tiller.allyson@gmail.com>
Sent: Sunday, October 12, 2025 10:54 AM
To: Flores, Beatriz
Subject: Zoning change A-1 & R-1AA to MM

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Hello Mr Flores,

I hope this email finds you well. I am emailing you regarding the zoning change for A-1 & R-1AA. My family is located in Bella Vista off of Sandlake Road right next door to this area. We are asking to please reconsider this change.
We are concerned with the following if the re-zoning goes thru.

Traffic:
We already have congestion and this would exacerbate the situation.

Storm Water Management:
I worry that paving the green spaces will move us to the floodplain which will increase cost of insurance and risk of damage.

Effects of Re-zoning property values:
Rezoning to missing middle lowers the average value of all properties including longstanding homeowners.

I appreciate your time in reading this.

Thank you,

Allyson Tiller

Flores, Beatriz

From: mlbaumgardner <mlbaumgardner@gmail.com>
Sent: Wednesday, February 4, 2026 7:07 PM
To: Flores, Beatriz
Subject: Zoning board concern

Follow Up Flag: Follow up
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Hello

My name is Max Baumgarder and I am a constituent of Seminole county, residing at 3317 Sunset View Ct, Longwood FL 32779

I have heard some troubling news about a developer called Jordan homes who will be presenting at the March 4th zoning meeting. There is a request to change many zoning regulations including a missing middle to build homes on lot sizes and character which does not fit with the area. The builder was quite clear he only wants to make money, resides in another county, and wishes to make a profit and leave. This will result in a poorly designed development which will congest and contribute to an already congested Sand Lake Road. It will likely require the addition of a red light, road construction, and other developments costs to the county.

I am writing in strong opposition to this proposal. There is unified opposition from my subdivision in addition to all other adjacent subdivisions.

I would like the opportunity to speak in opposition to this at the zoning meeting and would appreciate an opportunity for a discussion with you in advance of this meeting.

Thank you

Dr Max Baumgardner
3317 Sunset View Ct
Longwood, FL 32779
407-453-1429

https://www.linkedin.com/in/max-baumgardner-do/

Flores, Beatriz

From: Pam Tapley <ptapley@pacebrantley.org>

Sent: Tuesday, February 17, 2026 2:26 PM
To: lconstantine@seminolecountyfl.go
Cc: Flores, Beatriz
Subject: Concerns Regarding Rezoning of Property at Sand Lake Road and Sandy Lane

Follow Up Flag: Follow up
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Dear Mr. Constantine,

I hope this message finds you well. I am writing to you regarding the upcoming meeting on March 4, 2026, concerning the potential rezoning of the property at the corner of Sand Lake Road and Sandy Lane, adjacent to Pace Brantley Preparatory School.

As you may know, our school serves over 125 families in the community, and the prospect of introducing 20-25 townhomes or duplexes in this area raises several safety and logistical concerns. The increase in traffic from additional residents could significantly impact the safety of our students and the surrounding streets, which are already congested due to the presence of four schools and a preschool nearby.

Potential Impacts of Rezoning

- **Increased Traffic Volume**: The addition of new residential units would likely lead to a higher number of vehicles on the road, particularly during peak school drop-off and pick-up times.
- **Safety Concerns**: More vehicles increase the risk of accidents, especially for students walking or biking to school. The need for safer crosswalks and traffic signals becomes even more critical.
- **Infrastructure Strain**: The existing roads may not be able to handle the additional traffic, leading to congestion and potential road damage. This strain on infrastructure could also impact public transport options.
- **Community Dynamics**: Changes in the neighborhood demographic could alter community dynamics and affect relationships among residents. Additionally, increased on-street parking could create further congestion and safety issues.
- **Long-term Concerns**: Increased traffic may hinder emergency response times, which is a critical consideration for the safety of our students.

We are fortunate to have families in our neighborhood who honor our mission and vision, contributing to a supportive and tranquil environment for children. However, the addition of more housing could disrupt this balance, leading to further congestion and safety issues for those who walk or bike in the area.

I urge you to consider the implications of such a development on our community and the safety of our students. We have been part of this community for 50 years, and it is crucial that we maintain the integrity and safety of our surroundings.

Thank you for your attention to this matter.

With gratitude,
Pam Tapley
Head of School
ptapley@pacebrantley.org | (407) 869-8882



Pace Brantley Preparatory School prepares students with learning disabilities for individual success in college and/or career readiness.
www.pacebrantley.org

Facebook | Instagram

Flores, Beatriz

From: dbseff@aol.com
Sent: Tuesday, March 3, 2026 12:15 PM
To: Flores, Beatriz
Subject: Fw: opposition to proposed rezoning in Sandy Lane Reserve

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Dear Commissioner,

My wife and I live in the Sandy Lane Reserve area of Longwood and are members of the Sandy Lane HOA. We oppose the proposed rezoning to Missing Middle in this area. The proposed density change is completely incompatible and potentially harmful to the character and economic stability of the surrounding neighborhoods. The proposal will allow the developer to place the same number of housing units as the current Sandy Lane Reserve into half the space which will put a substantial strain on traffic, utilities and access routes.

Thank you for your consideration.

Daniel and Marsha Seff
3290 Sunset Valley Ct.
Longwood, Fl 32779

Mr. David Calvino
1141 and 1151 Sandy Lane
Longwood, FL 32779

RECEIVED FEB 24 2025

February 20. 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine,

I am contacting you with respect to the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. My family has lived on Sandy Lane for 50 years (since 1976) and we have seen many changes. However, the proposed change is a new category of zoning which has not been implemented in Seminole County before. As such, we do not know the implications the zoning change would have, if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a large mixture of dwelling units is allowed including duplexes, triplexes, quadplexes and six-plexes, as well as stacked units up to 40 feet high. This is clearly incompatible with our established neighborhoods on Sandy Lane and the surrounding area. The proposal to build 24 units on about 7 buildable acres on the above-mentioned location, while we have 24 homes on about 15 acres in Sandy Lane Reserve, would result in doubling the lot density and the proposed zoning change would allow even higher density. We have approximately ½ acre lots in Sandy Lane Reserve and Forest Park Estates, just across Sand Lake Road from Sandy Lane, has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area of single-family homes. We are in favor of consistent setbacks, height limitations, etc., to ensure the peaceful, semi-rural character of our neighborhoods.

We have spoken to a large number of our neighbors, residents of Sandy Lane Reserve and Forest Park Estates, and none of us are in favor of the Missing Middle experiment.

We ask that you please let us stay with single family homes on a similar lot size and density to the surrounding area. Although the developer may claim they want to build single family homes, if the zoning to Missing Middle is approved, they can make anything by law that fits that category which would allow more than even more than double our current density as mentioned as it appears the Missing Middle removes most all regulations leaving even more room for variation.

Traffic, of course, is a very major problem already. There are 4 large schools on Sand Lake Road and we cannot transit from Sandy Lane in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. Two of the closest schools are private and parents drop-off and pick-up, which results in even more increased traffic. Even turn lanes will not alleviate the problem in the shared opinion of our neighborhoods' residents. If the Missing Middle were approved and the developer allowed to proceed with just their double density plan, Sand Lake Road would certainly need to be widened from before Sandy Lane (e.g. Hut Club Blvd.) down to Lake Brantly High and Forest City

Elementary (e.g. S.R. 434) and traffic lights installed at the intersection of Sandy Lane and Sand Lake Road.

There are also serious storm water issues as the water from Sweetwater, Wekiva, and Fores Park Estates run down Sand Lake Road to Sandy Lane. The back of at least two larger properties on Sandy Lane have filled with water a few feet deep during hurricane and heavy rain events threatening flooding of at least one home so far. Adding higher density development at the top of Sandy Lane will result in more stormwater run-off further impacting the neighborhood, potentially more lots and more homes.

Please kindly and conscientiously take into consideration these points as you make your careful decisions.

Sincerely,

David Calvino

Topic: Sandy Lane Homes Rezone PZ25-20000004

In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.

Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)

- Summary of proposed ordinance or resolution.

- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

The proposed rezone is a request to amend the zoning from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd.

Question 1: **Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)**

- ☐ Yes.
- ☑ No.

Question 2: **This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):**

- ☑ Required for compliance with Federal or State law or regulation;
- ☐ Relates to the issuance or refinancing of debt;
- ☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;
- ☐ Is an emergency ordinance;
- ☐ Relates to procurement; or
- ☐ Is being enacted to implement the following:
    a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
    c. Sections 190.005 and 190.046, F.S., regarding community development districts;
    d. Section 553.73, F.S. relating to the Florida Building Code; or
    e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.

Question 3: **What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)**
N/A
Question 4**: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):** o **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.** o **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.** **An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**
N/A
Question 5: **Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):**
N/A

File Number: 2026-0072

Title:

Land Development Code Amendment - Consider an Ordinance amending Chapter 2 - Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide **(Maya Athanas, Principal Planner)**

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles, Planning & Development Manager

Contact/Phone Number:

Maya Athanas/407-665-7388

Background:

SB 180: Due to the nature of SB 180, staff and the County Attorney's Office have analyzed the contents of the amendments to verify they will not result in more restrictive or burdensome regulations. Additionally, certain updates that were discussed at previous work sessions have been removed from the amendment so as to not violate SB 180.

Background: In January 2024, there was a significant reorganization of Chapter 30- Zoning of the Seminole County Land Development Code (SCLDC). The proposed amendments to the LDC address items identified too late for inclusion in the previous update, as well as the following categories:

- Housing needs

- Application & variance trends
- Updates required by the Comprehensive Plan
- Streamlining of processes
- General updates to references and clarification
- Compliance with state regulations

A majority of the content within this amendment has been presented at three BCC work sessions (see the summary of the work sessions below). A more detailed outline of the contents of this amendment can be found in the attached “Summary of Changes”. The following is a summary of the items within each category.

Updates related to housing needs

Affordable housing: Planning and Development staff worked with a consultant to conduct a study on the affordable housing needs within the County. The purpose of the study was to guide staff in updating the affordable housing density bonus program. The results were presented to the Board of County Commissioners at a work session in May 2025, and staff was directed to design the program to incentivize home ownership opportunities.

In summary, the density bonus program incentivizes the inclusion of a portion of housing units within a traditional development to be sold or rented to households meeting low or very low-income thresholds. For example, for each very low-income unit provided, the developer may build two additional units at market rate. However, in no circumstance shall the development exceed the allowable density for the Future Land Use designation. For example, in Low Density Residential, a development is allowed to have seven dwelling units per net buildable acre when using this program.

Planning staff worked with Community Services to address how the program would be managed after adoption. The program was presented to the Developers Advisory Board (DAB) in February 2026, and received positive feedback that it offered feasible densities for market-rate developers to consider use of the program. Attached is the letter of support from the DAB.

Lot sizes in single-family zoning districts: Staff and the consultant also analyzed the feasibility of developments in single-family zoning districts to achieve a density of four dwelling units per net buildable acre, which is the maximum allowed in the Low Density Residential Future Land Use designation. The minimum lot sizes and width in these zoning districts do not typically result in achieving the four units per net buildable acre. Thus, Seminole County has experienced high volumes of requests for Planned

Development (PD) approval to achieve the density. Attached is Kimley Horn memo with the results of this analysis.

As a result of this analysis and in an effort to streamline the development process for single-family zoning districts and preserve PD approvals for unique projects and circumstances, staff recommends establishing alternative design standards for subdivisions. The alternative design standards would allow smaller lot sizes in exchange for providing 20% open space within the project, resulting in increased allowable density and higher quality residential developments. This concept was presented at the September 2025 work session, and the language is included proposed in the proposed ordinance as directed by the BCC. However, due to the proposed lot widths, staff recommends reducing certain side and rear setback requirements within select zoning districts, which was not presented at the work session. This adjustment is necessary to effectively implement the alternative design standards and is also expected to reduce the number of setbacks variances. The proposed setbacks standards are provided on page 85 of the ordinance.

Updates related to application & variance trends

Variances trends for accessory structures in residential: Common variances submitted include requests for increases in accessory structure height and accessory dwelling unit size. This amendment proposes to allow accessory structures to exceed the height of the principal home but no higher than the maximum building height in the zoning district (typically 35’). Further, the amendment increases the maximum accessory dwelling unit size from 35% to 50% of the principal dwelling unit, and from 1000 sq ft to 1100 sq feet in residential zoning and 1600 sq ft in agricultural zoning.

Other applications: Updates reflecting current application trends include the removal of separation requirements between alcoholic beverage establishments and churches, residential properties, as well as a reduction in the required separation from schools, consistent with state statute. These changes respond to the limited availability of commercial space and the common proximity of such establishments to other uses within shopping plazas. This update is expected to reduce the number of Special Exceptions requests brought before the Board.

Additionally, amendments are proposed to reduce the number of boat docks requiring BCC approval and to allow for administrative approval of plats.

Updates required by the Comprehensive Plan

Policy FLU 4.2.3 Urban Centers and Corridors Overlay of the Comprehensive Plan requires the adoption of a map identifying the subareas of the Overlay within the LDC.

This update is limited to the creation of a map for illustrative purposes only. The density and intensity bonuses established by Policy FLU 4.2.3 remain the same. The Overlay is divided into two subareas: the Core Area and the Remainder Area. The Core Area consists of the portions of the Overlay located within the Core Mobility Fee Area. The Remainder Area includes all portions of the Overlay not within the Core Mobility Fee Area.

This amendment includes a listing of the permitted uses for the HIP-Airport and HIP-Target Industry Future Land Use Designations. As the LDC does not clearly identify permitted uses for HIP-Airport, this update is necessary to provide clarification. Staff reviewed the previous Joint Planning Agreement with the City of Sanford for “airport compatible uses,” and coordinated with both the City and Orlando Sanford International Airport to develop the proposed use list. The amendment also retains flexibility by allowing similar uses to be approved through a determination by the Planning Manager, consistent with Section 30.5.1.2 (Interpretation of Permitted Uses Table).

Uses for HIP-Target Industry were moved from the exhibits of the Comprehensive Plan into the LDC.

Updates related to streamlining of processes

Additional amendments are proposed to streamline processes, including but not limited to removing fence permit requirements in certain instances and removing the development plan requirement for rezoning requests in the R-3, R-3A, and R-4 zoning districts.

General updates to references and clarification

This amendment includes updates to references, section numbers, title and terminology, as well as reorganization of sections to improve clarity and usability.

Sections that were significantly reorganized to enhance user-friendliness or simplify requirements include Planned Developments (30.8.5), Open Space (30.14.2) and Buffering (30.14.3). Additionally, revisions to the sign regulations (Ch 30, Part 13) introduce new sign types that are not currently permitted, such as wayfinding, blade, and awning signs.

Updates for compliance with state regulations

Language has been updated to be consistent with state regulations regarding community residential homes, and home-based businesses. Finally, updates are proposed to allow administrative approval of plats rather than by the BCC.

Summary of previous work sessions: The majority of the content in this amendment was presented at three previous BCC work sessions. Presentations from those sessions are included as attachments.

Summary of topics discussed at the work sessions are as follows:

February 11, 2025 (presented by consultant):

- Fence permitting requirements
- I-4 Signage Updates
- General sign code updates
- PD approval process
- Urban Centers and Corridors Overlay

May 13, 2025 (presented by consultant):

- Affordable housing density bonus program
- Zoning districts within LDR
- Small Lot Mixed-Use Zoning District
- Open space standards
- Buffer standards
- Walls and fences for commercial development and subdivisions

September 9, 2025 (presented by staff):

- Lot sizes in Low-Density Residential
- Definitions
- Administrative approval of plats
- Accessory structures and accessory dwelling units
- Separation requirements for alcoholic beverage establishments
- Uses permitted for live-work units
- Missing Middle Zoning development plan requirements
- Greater benefit criteria for planned developments *(follow up from February 11,*

2025)

- Permitted uses for HIP-Airport properties
- Affordable housing density bonus program *(follow up from May 13, 2025)*
- Urban Centers and Corridors Overlay map *(follow up from February 11, 2025)*
- Open space and landscape buffering
- Removal of fence permit requirement for typical fencing in single and two-family properties *(follow up from February 11, 2025)*
- Alternative design standards for subdivisions *(follow up from May 13, 2025)*
- Streamlining boat dock approval process

Requested Action:

Recommend the Board of County Commissioners consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY IN THE FOLLOWING MANNER: CHAPTER 2 (DEFINITIONS), SECTION 2.3, TO ADD AND AMEND DEFINITIONS ; CHAPTER 5 (ADMINISTRATION) TO AMEND AND UPDATE SECTION 5.19 (ADMINISTRATIVE ADJUSTMENTS) AND SECTION 5.20 (ENGINEERING MANUALS); CHAPTER 20 (DEVELOPMENT ORDERS/APPROVALS AND DENIALS OF APPLICATION FOR DEVELOPMENT APPROVALS) TO ADD SECTION 20.13 (ENFORCEMENT); CHAPTER 30 (ZONING REGULATIONS) PART 2 (ESTABLISHMENT OF DISTRICTS) TO AMEND SECTION 30.2.6 (APPLICATION OF ZONING CLASSIFICATION REGULATIONS), PART 3 (ADMINISTRATION) TO AMEND SECTION 30.3.1 (PLANNING AND ZONING COMMISSION), TO ADD 30.3.1.6 (CONVENTIONAL REZONING), TO AMEND SECTION 30.3.3 (BOARD OF ADJUSTMENT), TO AMEND AND RENAME SECTION 30.3.10 (NONCONFORMITIES), TO ADD SECTION 30.3.13 (NONCONFORMANCE DUE TO GOVERNMENT TAKING OR VOLUNTARY DEDICATION), PART 4 (ZONING DISTRICT STANDARDS) TO DELETE, AMEND AND REORGANIZE SECTION 30.4.8 (R-3 AND R-3A MULTIPLE-FAMILY DWELLING DISTRICTS), TO AMEND SECTION 30.4.9, (R-4 MULTIPLE-FAMILY DWELLING DISTRICT) AND SECTION 30.4.14 (OP OFFICE DISTRICT), PART 5 (PERMITTED USES BY ZONING DISTRICT) TO UPDATE SECTION 30.5.1 (GENERAL REQUIREMENTS) AND AMEND TABLES IN SECTION 30.5.2 (PERMITTED USE TABLE AND FOOTNOTES) AND SECTION 30.5.3 (USE CONSOLIDATION), PART 6 (ADDITIONAL USE STANDARDS) TO AMEND SECTION 30.6.1 (ACCESSORY BUILDING AND USES), SECTION 30.6.6 (ALCOHOLIC BEVERAGE ESTABLISHMENTS) AND SECTION 30.6.7 (COMMUNICATION ANTENNAS/TOWERS), TO RENAME AND AMEND SECTION 30.6.10 (COMMUNITY RESIDENTIAL HOMES, ASSISTED LIVING FACILITIES, AND CERTIFIED RECOVERY RESIDENCES), TO DELETE SECTION 30.6.12 (RESERVED), TO AMEND SECTION 30.6.16 (VACATION RENTALS), TO ADD SECTION 30.6.20 (LIVE-WORK UNITS), PART 7 (DEVELOPMENT STANDARDS) TO AMEND SECTION 30.7.2 (GENERAL STANDARDS)AND THE TABLE IN SECTION 30.7.3 (DIMENSIONAL STANDARDS TABLE), PART 8 (SPECIAL ZONING DISTRICTS) TO AMEND SECTION 30.8.3 (MM MISSING MIDDLE DISTRICT AND ALTERNATIVE STANDARDS) AND TABLE 8.3-A, TO AMEND AND REORGANIZE SECTION 30.8.5 (PD PLANNED DEVELOPMENT) AND RECODIFY SECTION 30.8.7 (UC UNIVERSITY COMMUNITY DISTRICT), PART 9 (SUPPLEMENTAL REGULATIONS) TO AMEND SECTION 30.9.5 (BOAT DOCK REQUIREMENTS), TO RENUMBER SECTION 30.9.6 (DOGS IN PUBLIC

FOOD ESTABLISHMENTS), TO AMEND AND RENUMBER SECTION 30.9.7 (ALTERNATIVE DENSITY OPTION FOR AFFORDABLE HOUSING) AND ADD DENSITY STANDARDS TABLE, REMOVING TABLE 1 AND TABLE 2, PART 10 (OVERLAY DISTRICTS) TO UPDATE THE SCENIC CORRIDOR MAP IN SECTION 30.10.2 (SCENIC CORRIDOR OVERLAY ZONING DISTRICTS), TO AMEND SECTION 30.10.3 (LAKE MARY BOULEVARD GATEWAY CORRIDOR OVERLAY STANDARDS CLASSIFICATION), SECTION 30.10.8 (AIRPORTS), SECTION 30.10.11 (CREATION OF STATE ROAD 46 GATEWAY CORRIDOR OVERLAY STANDARDS ZONING CLASSIFICATION/DESCRIPTION OF CORRIDOR AND PROPERTY AFFECTED/APPLICABILITY), AND SECTION 30.10.12 (OXFORD PLACE OVERLAY DISTRICT), TO ADD SECTION 30.10.14 (OVERLAY AREAS OF THE URBAN CENTERS AND CORRIDORS OVERLAY) AND CORE AREA OVERLAY MAP, PART 11 (PARKING AND LOADING REGULATIONS) TO AMEND SECTION 30.11.4 (PARKING REDUCTION AND EXCEPTIONS), TO DELETE SECTION 30.11.5 (ELECTRIC VEHICLE READINESS), AND AMEND SECTION 30.11.7 (MISCELLANEOUS DESIGN STANDARDS); PART 13 (SIGN REGULATIONS) TO AMEND AND RENUMBER SECTION 30.13.3 (SIGN STANDARDS) AND SECTION 30.13.5 (PROHIBITED SIGNS), TO AMEND SECTION 30.13.6 (NONCONFORMING SIGNS), AND TO RENAME AND AMEND SECTION 30.13.16 (RP SIGNAGE REGULATIONS), PART 14 (LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE) TO RENAME SECTION 30.14.1 (GENERAL PURPOSE AND WATER-EFFICIENT LANDSCAPING CRITERIA), TO AMEND, RENUMBER, AND REORGANIZE SECTION 30.14.2 (OPEN SPACE), TO RENAME, RENUMBER, AMEND AND REORGANIZE SECTIONS 30.14.3 THROUGH 30.14.12 REGARDING BUFFERING REQUIREMENTS AND STANDARDS, TO AMEND SECTION 30.14.15 (SCREENING), AND TO AMEND SECTION 30.14.19 (FENCES); CHAPTER 35 (SUBDIVISION REGULATIONS), PART 2 (PROCEDURES FOR SECURING APPROVAL OF PLATS) TO AMEND SECTION 35.14 (REVIEW OF FINAL PLAT), TO UPDATE SECTION 35.16 (HOME CONSTRUCTION PRIOR TO PLAT RECORDING), PART 4 (REQUIRED SUBMITTALS), TO AMEND SECTION 35.42 (REQUIRED SUBMITTALS FOR DEVELOPMENT PLAN) AND SECTION 35.43 (REQUIRED SUBMITTALS FOR PRELIMINARY PLAN), TO AMEND AND RENUMBER SECTION 35.44 (REQUIRED SUBMITTALS FOR FINAL PLAT), PART 6 (DESIGN STANDARDS) TO UPDATE SECTION 35.61 (GENERAL) AND SECTION 35.72 (RURAL SUBDIVISION STANDARDS), TO ADD SECTION 35.73 (ALTERNATIVE DESIGN STANDARDS), AND TO RENUMBER SECTIONS 35.74-35.80 (RESERVED), PART 13 (RECORDING OF FINAL PLAT) TO UPDATE SECTION 35.151 (RECORDING FINAL PLAT), TO AMEND AND RENAME SECTION 35.152 (NO RECORDATION IF NOT APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OR

DESIGNEE), PART 18 (ENFORCEMENT PROVISIONS) TO UPDATE SECTION 35.201 (GENERAL) AND SECTION 35.202 (REQUIRED IMPROVEMENTS); CHAPTER 70 (DREDGE AND FILLING) TO AMEND AND UPDATE SECTION 70.6 (PERMIT APPLICATION; PROCEDURES) AND SECTION 70.10 (GENERAL REGULATIONS); CHAPTER 90 (UNIFORM BUILDING NUMBERING SYSTEM), TO AMEND AND UPDATE SECTION 90.4 (ADMINISTRATION OF THE UNIFORM ADDRESSING SYSTEM), SECTION 90.5 (BUILDING AND UNIT NUMBERING), AND SECTION 90.10 (SUBDIVISION, PLAZA AND BUILDING NAMES); PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part II, of Florida Statutes, entitled Local Government Comprehensive Planning and Land Development Regulations Act ("Act"), empowers and requires the Board of County Commissioners of Seminole County ("the Board") to plan for the County's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide this growth and development; and

WHEREAS, the Seminole County Local Planning Agency held a public hearing, with all required public notice on _____, for the purpose of providing recommendations to the Board of County Commissioners on this Ordinance to amend the Land Development Code, and recommend that the Board adopt this Ordinance; and

WHEREAS, the Board has a goal of continually updating the Land Development Code to promote consistency with the latest state and federal laws and streamlining and updating the regulations contained therein to ensure the County is implementing best practices for land development in Florida; and

WHEREAS, the Board desires to maintain the quality of life for Seminole County residents by providing for housing needs, safeguarding environmental resources, protecting existing neighborhoods and natural amenities; and

WHEREAS, the Board further desires to reconcile any outdated references to county departments, staff titles or regulatory references by providing the necessary updates contained in this Ordinance;

WHEREAS, the Board finds that the Land Development Code amendments in this Ordinance will benefit the health, safety, and welfare of the general public and the residents of Seminole County, and will not result in more restrictive or burdensome regulations or processes.

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

Section 1. Incorporation of Recitals. The above recitals are incorporated herein by reference and form an integral part of the Ordinance.

Section 2. Short Title. This Ordinance shall be known and referred to as the 2026 Land Development Code Amendment.

Section 3. Intent and Purpose. The intent and purpose of this Ordinance is to amend the Seminole County Land Development Code to plan for the County's future development and growth by incorporating the latest state and federal directives, updating definitions and graphics, department names and staff titles, providing for housing needs, streamlining processes, and making required Seminole County Comprehensive Plan updates.

Section 4. Chapter 2 (Definitions) of the Land Development Code of Seminole County is hereby amended to read as follows:

Chapter 2 – DEFINITIONS

* * *

Sec. 2.3. Definitions. [For the purposes of this chapter, certain terms shall have the meanings ascribed to them in this Section, unless the context clearly indicates otherwise.]

* * *

Architecturally compatible: The aesthetic similarity between structures, in terms of design elements such as, color, façade appearance, roofing material, or decorative features.

* * *

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. The example below shows a traditional subdivision on the left, and a cluster subdivision on the right (Randall Arendt, *Conservation Design for Subdivisions*, 1996).





~~***Community residential homes.*** As defined in section 419.001(1)(a), Florida Statutes (2001), as this statute may be amended from time to time.~~

* * *

Dwelling unit, accessory: 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 163.31771). ~~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 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.~~

* * *

Florida.Water.Star¿ A certification program for homes and commercial buildings that use less water in landscapes, irrigation systems and indoors.

* * *

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.

Living Area: The total sum of square footage within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

* * *

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.

* * *

Multi-family: Residential development including apartment dwellings, ~~dormitories,~~ and rooming apartments.

* * *

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)~~ twenty-four (24) inches.

* * *

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:

(a) Awning Sign: a sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning.

(b) Blade Sign: a sign affixed to a building which projects in such a manner that both sides of the sign are visible.

(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.

(d) Canopy Sign: a sign that is part of, or attached to, a canopy.

(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.

(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.

(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.

(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. Ground and/or pole signs are a type of freestanding sign.

(i)~~(e)~~ Inflatable advertisement: Any sign or object inflated or supported by wind, air, or pneumatic non-combustible pressure.

(j)~~(f)~~ Motor vehicle sign: A sign or advertising display mounted or painted on a motor vehicle or truck trailer.

(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. This definition includes billboards.

~~***(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.~~

(l)~~(i)~~ Real estate sign: Any sign which is used to offer, for sale, lease or, rent the property upon which the sign is placed.

(m) Shopping Center Sign: A type of freestanding sign used to identify multiple businesses located within a single development.

(n)~~(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.

(o)~~(k)~~ Subdivision sign: Any sign which indicates the name of a subdivision, planned ~~unit~~ development or residential/agriculture project, and which is typically located onsite at an entrance to the project or development. ~~on the same property which is identified.~~

(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 freestanding sign,~~ transported to the site on a trailer, and used for advertising or promotional purposes.

(q) Wall Sign: 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.

(r) Wayfinding Sign: A sign intended to provide directional information to help people more easily and safely locate their intended destination.

(s) Window Sign: 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.

* * *

Section 5. Chapter 5 (Administration) of the Land Development Code of Seminole County is hereby amended to read as follows:

Chapter 5 – ADMINISTRATION

* * *

Sec. 5.19. Administrative adjustments.

(a) Applicability. Due to the individual characteristics of a given development, the strict application of all provisions of the Code may not be appropriate in all situations. Therefore, limited administrative adjustments may be permitted to allow a measure of flexibility while fulfilling the overall intent of the Code.

(b) Maximum Authorized Adjustments.

(1) Adjustments shall be limited to percentage amounts as shown in the table below:

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~~ 3, 4, 6, 7, 10 and 11	~~10% 15%~~*	~~20%~~
~~Planned Development/~~RP	See approved site plan/DO~~/DCA~~	~~10%~~ 15%*	~~20%~~
Sign Permit	Sec. ~~30.1243(a)~~ 30.13.3	~~10%~~	~~20%~~
Arbor Permit	~~Sec. 60.22(f)~~ 60.9 (d)	~~10%~~ 15%*	
~~Accessory Dwelling Units~~	~~Sec. 30.1345(g)~~	~~10%***~~	

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.~~

(2) Developments receiving an administrative adjustment shall fully comply with all other applicable provisions of this Code.

(3) Any proposed adjustment greater than the amount permitted in Paragraph (b)(1) above shall be addressed through the variance and/or waiver provisions of this Code as may be applicable to the development.

(4) Multiple administrative adjustments may be considered for a single development proposal, but each adjustment must be evaluated independently and meet all criteria provided in Paragraph (d) below.

(5) Nonconforming or unpermitted use of neighboring lands, structures, or buildings in the same district shall not be considered grounds for an administrative adjustment.

(c) Review Procedure. The ~~Economic & Community~~ Development Services Director, or designee, 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.

(d) Review Criteria. All administrative adjustments shall meet the following criteria:

(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, development order, developer's commitment agreement and/or activities inconsistent with the Comprehensive Plan.

(3) Special conditions or circumstances exist.

(4) The adjustment will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations.

(5) No standard or regulation established by the State of Florida shall be violated as a result of an administrative adjustment.

(6) No required separation of uses, such as the distance between a school and an alcoholic beverage establishment, shall be varied as a result of an administrative adjustment.

(e) Expiration and Lapse of Approval. Applicants shall have twelve (12) months from the date of approval of an administrative adjustment to secure the permit required to carry out the proposed improvements authorized by the administrative adjustment. If a necessary permit has not been obtained within twelve (12) months of the date of approval, the approval shall lapse and be of no further effect. An administrative adjustment shall also expire should the necessary permit expire.

Sec. 5.20. Engineering Manuals.

(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.

(b) The Utilities ~~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 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.

(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.

* * *

Section 6. Chapter 20 (Development Orders/Approvals and Denials of Application for Development Approvals) of the Land Development Code of Seminole County is hereby amended to read as follows:

Chapter 20 – DEVELOPMENT ORDERS/APPROVALS AND DENIALS OF APPLICATION FOR DEVELOPMENT APPROVALS

* * *

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.

* * *

Section 7. Chapter 30 (Zoning Regulations) of the Land Development Code of Seminole County is hereby amended to read as follows:

Chapter 30 – ZONING REGULATIONS

* * *

PART 2. ESTABLISHMENT OF DISTRICTS

* * *

Sec. 30.2.6. Application of zoning classification regulations.

* * *

20.2.6.6 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:

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

b. The subject parcel is in the urban area; and

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

d. All existing structures on the subject property meet the setback requirements for the subject zoning classification; and

e. The subject property is not limited in its development potential due to wetlands and floodplains; and

f. The subject property has adequate access to a public right of way and roadway that meets the County standard per Seminole County Public Works Manual Section 1.11.1; and

g. The subject property has adequate drainage per Seminole County Public Works Manual Chapter 2.

h. Utility services are available, or the property is eligible for permits to install potable water wells and onsite sewage treatment and disposal systems, per the following conditions:

1. Utility services are available from Seminole County in accordance with Section 270.1 of the Seminole County Code of Ordinances or Section 381.0065(2)(a), Florida Statutes, as applicable, or

2. Utility services are available from a city or other entity regulated by the Public Services Commission, or

3. If the un-combined lots are unable to connect to any of the previously mentioned regulated potable water distribution systems, the property must be eligible for a permit for potable water wells with the St. Johns River Water Management District (SJRWMD) in

accordance with applicable SJRWMD provisions and eligible for onsite sewage treatment and disposal systems (OSTDS) with the local Florida Department of Health location in accordance with Section 381.0065(4), Florida Statutes, as applicable.

If the Planning Manager determines the subject property meets the criteria of Section 30.2.6.6(a)—(h), the property can be un-combined to the original platted configuration and no variance would be required for minimum lot width and/or minimum lot size.

* * *

PART 3. ADMINISTRATION

Sec. 30.3.1. Planning and Zoning Commission

30.3.1.1 The Board of County Commissioners of Seminole County shall appoint a commission of seven (7) qualified electors of Seminole County to be known as the Planning and Zoning Commission. Said members shall be appointed for four (4) year terms and not more than a minority of the terms of such members shall expire in any one (1) year.

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.

30.3.1.3 The Planning and Zoning Commission, regardless of the source of the proposal for change, shall hold a public hearing or hearings thereon, with due public notice, to consider the

proposed change and submit in writing its recommendations on the proposed change to the Board of County Commissioners for official action.

30.3.1.4 The Planning and Zoning Commission shall also constitute the County's land planning agency in accordance with Chapter 7 and have the duties and responsibilities set forth therein.

30.3.1.5 Special exceptions.

(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~~-~~ 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:

(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and

(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and

(3) Is consistent with the County's comprehensive plan; and

(4) Will not adversely affect the public interest; and

(5) Meets any special exception criteria described in Additional Use Standards; and

(6) Meets the following additional requirements if located in the applicable zone:

a. If located in A-10, A-5, A-3, or A-1:

~~i.~~ 1. Is consistent with the general zoning plan of the rural zoning classifications; and

~~ii.~~ 2. Is not highly intensive in nature; and

~~iii.~~ 3. Is compatible with the concept of low-density rural land use; and

~~iv.~~ 4. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

b. If located in OP:

~~i.~~ 1. Is consistent with the general zoning category and plan of the OP Office District.

~~ii.~~ 2. Is compatible with the concept of low intensity of land usage and site coverage.

~~iii.~~ 3. Has access (where applicable) to urban services, such as, sewer water, police, fire, and related services.

~~iv.~~ 4. 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.

c. If located in RP:

~~i.~~ 1. Is not detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area; and

~~ii.~~ 2. Is not incompatible with the concept of low intensity of land usage and site coverage; and

~~iii.~~ 3. Does not have an unduly adverse effect on existing traffic patterns, movements, and intensity.

(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 which the action for which the special exception is required shall be begun or completed, or both.

(c) Application for special exception. An applicant for a special exception shall file with the Planning & Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple 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.

30.3.1.6 Conventional Rezonings.

(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 approval or denial, 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:

(1) Complies and is consistent with the County's comprehensive plan;

(2) Meets this Code and other applicable County regulations;

(3) Is compatible with existing and planned uses in the surrounding area;

(4) Will provide access sufficient to support the proposed development intensity and the provision of public services;

(5) The expected impacts on transportation facilities will be addressed by existing County regulations;

(6) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

(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.

(8) Provides a benefit to the community by meeting Goals and Policies in the Comprehensive Plan.

(b) Application for conventional rezoning request. An applicant for a rezoning shall file, with the Planning & Development Division, a written 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 of the application.

(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.

* * *

Sec. 30.3.3. Board of Adjustments

* * *

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 written 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 a copy of the decision being 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 the notice of appeal 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.~~

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~~ the appeal within a reasonable time. ~~Upon~~ During 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.

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~~ rendition of the Board of Adjustment's decision, but not thereafter, ~~apply~~ 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 to the Circuit Court in and for Seminole County. 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.

30.3.3.6 Stay. 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. ~~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 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.~~

* * *

Sec. 30.3.10. ~~Nonconforming uses.~~ Nonconformities.

30.3.10.1 In General.

(a) A nonconforming building may be maintained and repairs and alterations may be made, except that, in a building which is nonconforming as to use regulations, no structural alterations shall be made except those required by law. Repairs such as plumbing or the changing of partitions or other interior alterations are permitted.

(b) Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged.

(c) When a nonconforming use of land has been discontinued for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located.

(d) A ~~nonconforming~~ building or structure operating a nonconforming use, which is hereafter damaged or destroyed to the extent of fifty (50) percent or more of its value by flood,

tropical storm, hurricane, tornado, 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.

30.3.10.2 Nonconforming mobile homes and lot sizes in Agricultural Zones.

(a) The following shall be exempt from the minimum lot requirements of this article:

(1) Any mobile home or recreational vehicle park within the A-10, A-5 or A-3 Rural District which had received zoning approval prior to September 11, 1991 for the rental of mobile home spaces shall be allowed to continue; provided, however, that such mobile home park shall not be extended or enlarged beyond the limits of the originally approved master plan for development.

(2) Construction on existing, legally created, lots or parcels of record platted or recorded prior to September 11, 1991, which were legally buildable as of that date.

(b) Any mobile home park within the A-1 Agriculture District which has been legally established as a special exception under ~~heretofore~~ existing A-1 Zoning Classification for the rental of mobile home spaces shall be allowed to continue; however, said mobile home park shall not be extended or enlarged beyond the limits of the originally approved master plan of development.

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~~ structure 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 home shall require a special exception. Larger units and other alterations exceeding the provisions of Section 3.10 shall also require a special exception.

(d) This Section shall not affect any mobile or manufactured home approved for temporary occupancy under Section 30.6.4.4.

30.3.10.4 Non-conforming lots and parcels. 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.

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

* * *

Sec. 30.3.13. Nonconformance due to government taking or voluntary dedication.

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.

PART 4. ZONING DISTRICT STANDARDS

* * *

Sec. 30.4.8. R-3 and R-3A Multiple-Family Dwelling Districts.

30.4.8.1 Zone Description: These Districts are composed of certain medium- to high-density residential areas, plus open areas, where it is likely and desirable to extend such type of development. Due to the higher-than-average concentration of persons and vehicles, these districts are situated where they are well serviced by public and commercial services and have convenient access to thoroughfares or collector streets.

~~30.4.8.2 Density regulations.~~

~~(a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed:~~

~~(1) A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or~~

~~(2) A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.~~

~~30.4.8.3~~ 30.4.8.2 R-3, R3-A - General Provisions and Exceptions.

~~(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.~~

~~(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.

~~(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.~~

~~(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.

~~(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.

~~(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, any accessory uses located on-site, and landscaping.

~~(g)~~(e) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits.

~~(h)~~(f) If covered storage for vehicles is provided, garage doors may not face a public right-of-way

Sec. 30.4.9. R-4 Multiple-Family Dwelling District.

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 apartments and certain uses which are quasi-residential in character.

30.4.9.2 Building site area regulations. The maximum lot coverage for dwelling structures shall be determined in accordance with the following schedule:

Building Heights	Maximum Lot Coverage
20 feet or less	30%
20.1 feet to 30 feet	28%
30.1 feet to 40 feet	26%
40.1 feet to 50 feet	24%
50.1 feet to 60 feet	22%

30.4.9.3 General provisions and exceptions.

(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~~ Accessory uses shall be permitted in accordance with the Additional Use Standards of Part 6.

(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

* * *

Sec. 30.4.1. OP Office District.

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.

Accessory uses shall be permitted in accordance with the Additional Use Standards of Part 6.

* * *

PART 5. PERMITTED USES BY ZONING DISTRICTS

Sec. 30.5.1. General requirements.

30.5.1.1 Table 5.2 specifies uses that are permitted, permitted on a limited basis, permitted by special exception, or prohibited in each zoning district. Numbers in parentheses refer to footnotes following the tables.

Uses may be subject to additional standards or restrictions based on the applicable zoning district or as described in:

(a) Part 6. Additional Use Standards

(b) Part 9. Supplemental Regulations

30.5.1.2 Interpretation of Permitted Uses Table.

(a) Where permitted, uses are subject to all the provisions, conditions, and standards of this Code.

(b) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a permitted use within a zoning district, the Planning Manager may interpret the use as permitted. The Planning Manager may refer to the North American Industry Classification System (NAICS) for a use interpretation. The unlisted use is subject to any additional standards applicable to the similar permitted use.

(c) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use, the use may only be permitted if submitted to the Planning and Zoning Commission for recommendation and approved by the Board of County Commissioners.

(d) Where any cell is blank, the use is prohibited.

(e) Where a use or structure is described as accessory, this means the nature of the use is customarily incidental and subordinate to a primary use on the same lot or parcel. The accessory use may only be operated in conjunction with the primary use. The primary use or structure must be established first.

(f) P - Permitted Uses: Indicates the specific use is permitted in the specific zoning district.

(g) L - Limited Uses: Certain uses may be allowed when meeting specified conditions, and after review by the Planning Manager, subject to the terms and conditions contained herein. The Planning Manager may impose additional conditions and limitations in furtherance of the public health, safety, and welfare.

(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



Sec. 30.5.2. Permitted use table and footnotes.

Table 5.2 — Land Use Table

Use	A-10, A-5;	A-1	RC-1	R-1AAA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3	PLI	RP	OP	CN	CS	C-1	C-2	C-3	MUCD	M-1A	M-1	M-2
Residential and Lodging Uses																													
Assisted living facility (1-6 unrelated persons)	P	P ~~S~~	P ~~S~~ [4]	P ~~S~~ [4]	P ~~S~~ [4]	P ~~S~~ [4]	P ~~S~~ [4]	P ~~S~~ [4]	P ~~S~~ [4]	~~S~~	~~S~~	~~S~~	P	~~S~~	P ~~S~~ [4]	P ~~S~~ [4]			P	~~S~~			~~P~~ [13]	~~P~~ [13]		~~S~~			
Assisted living facility (7-14 unrelated persons)	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	P[4]	P[4]	P[4]	S[4]	S[4]						S[4]			P [13]	P [13]		P[4]			
Bed and breakfast	S	S																						P	P	P			
Boarding house / Dormitories										S	S	S														S			
Campground / RV Park																	P												
Community residential home/ certified recovery residences (1—6 unrelated persons)	~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P		~~L~~ P		~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P	~~L~~ P									P			
Community residential home/ certified recovery residences (7—14 unrelated persons)	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	S[4]	~~L~~ P[4]	~~L~~ P[4]	~~L~~ P[4]	~~L~~ S[4]	~~L~~ S[4]						P						~~L~~ P[4]			
Dwelling, multiple-family										P	P	P	L	L									P[13]	P[13]		P			
Dwelling, two-family or duplex									P	P	P		P	L															
Dwelling, single-family	P	P	P	P	P	P	P	P	P				P	L	P				P										
Dwelling unit, accessory	P	P	P	P	P	P	P	P																					
Guest cottage	P	P	P	S	S	S	S	S	S																				
Dwelling unit, accessory for employee																	L			S			S	S	S	P	P	S	
Farmworker housing	S	S																											
Hotels & motels (exc. Bed & breakfast)																P								P	P		P	P
~~Home Occupation~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~	~~P~~	~~P~~																				
~~Home Office~~	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~				~~P~~																
Live-Work Unit														L												P			
Mobile homes or manufactured homes	P	L													P	P	P												
Transient parking of recreational vehicles, campers, etc.	L	L															P												
Public and Civic Uses																													
Airport, public																		S											
Cemetery or mausoleum	S	S																S											
Child-care facilities																													
Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P			
Day Care Center		S				S	S	S	S				S	S	S					P			P	P	P	P		P	P
Civic Assembly																													
Neighborhood	S	L	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		L	P	S	S	P	P	P	P	L	P	P
Community	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	P	S	S	L	L	P	P	L	L	L
Regional																							S	S	L				
Fire Stations																				P	P	P	P	P	P				
Libraries																		P			P	P	P	P	P				
Medical facilities																													
Hospital		S										S						S		S[17]			S	S	S	S			P
Clinic, Medical or Dental																			S	P	P	P	P	P	P	P	P		P
Retail Pharmacy																							P	P	P	P	L	P	P
Pain management clinic																									P			P	P
Residential facility, nursing home or rehabilitation center												S								S[17]			S	S	S	S			P
Recreational Facilities, Private		P[7]		S[10]	S[10]	S[10]	S[10]	S[10]	S[10]	S[10]	S[10]	S[10]			S[10]	S[10]	S[10]		S[10]					P	P	P	S	S	
Recreational Facilities, Public																		P											

Community Buildings, accessory			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P			
Schools																												
Free-standing Kindergarten and/or VPK program		S				S	S	S	S				S	S	S					P			P	P	P	P		
Elementary school, Public or private	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P		P	P	P	P	P	S	P	S		
Middle school, Public or private		S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	P		P	P	P	P	P	S	P	S		
High school, Public or private		S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	P		P	P	P	P	P	S	S	S		
Vocational, business and professional (non-industrial)																				S[16]						S	P	P	P
Industrial Trade Schools																									P				P
College or university		S																P								S			
Commercial Uses																													
Automobile sales & service																													
Car wash																								P	P			P	P
Automobile, mobile home, and RV sales (excludes repair)																								P	P			P	P
Automobile service & repair																									P			P	P
Mechanical garages, bus, cab and truck repair, and storage																								S	P[22]			P	P
Paint & body shop																								S	P			P	P
Bank																				S[17]			P	P	P	P			
Convenience store																	L[24]					P	P	P	P	P			
Self-service gasoline pumps as an accessory use																						S	S	S	S				P
Dry cleaning (pick-up and drop-off only)																							P[14]	P[14]	P	P			
Food and Beverage																													
Alcoholic beverage establishment																							S	S		S			
Delicatessen / Café																					P	P	P	P	P	P	P	P	P
Ice cream / Coffee / Tea shop																					P	P	P	P	P	P	P		
Restaurant, drive-through																							P	P	P				
Restaurant, standard																							P	P	P	P	P	P	P
Funeral home																				S[17]			P[29]	P[29]	P[29]	P[29]	P[29]	P[29]	P[29]
Indoor recreation																							P	P	P	P			
Museum																							P	P	P	P			
Studios, Physical Fitness (includes dance, martial arts)																					P	P	P	P	P	P	P	P	P
Indoor assembly and entertainment																													
Theaters and Cinemas																							P	P	P	P		P	P
Commercial Kennels	S	S																						P	P			P	P
Laundry, self-service																						P	P	P	P	P			
Office uses												P							S	P	P	P	P	P	P	P	P	P	P
Outdoor advertising signs (Billboards)																								L	L				
Outdoor entertainment and assembly																													
Theater, drive-in																								S					
Stadiums, racetracks, and speedways		S[8]																											
Outdoor recreation and amusement uses, intensive		P[7]															L[25]							P	P	P			
Outdoor recreation uses, extensive	S[5]	S[5]															L[25]												
Outdoor storage of merchandise and/or materials																								P[22]	P[22]		P[22]	P[22]	P[22]
Personal Services																					P	P	P	P	P	P			
Retail Sales/Services																													
Light Retail																					P	P	P	P	P	P	L[27]		
General Retail																							P	P	P	P	L	P	P
Grocery store																						P	P	P	P	P			

Agricultural Supplies																								P			P	P
Building and plumbing supplies																							P	P				
Flea market																								S				
Furniture warehouse with retail sales																							P	P			P	P
Marine sales and service																							P	P			P	P
Printing and book binding shops																							P	P	P	P	P	P
Retail, rural																												
Produce stand	P[3]	P[3]																										
Temporary sale of agricultural products																				S[12]	S[12]	S[12]	S[12]	S[12]				
Sexually oriented businesses																												P
Studios, Radio/television (excluding towers)																						P	P	P	P	P	P	P
Studios, Artist (includes music, photographic)																				P	P	P	P	P	P	P		
Veterinary Clinic[1]		S																				P	P	P	P		P	P
Industrial Uses																												
Automobile wrecking lots																											S	S
Bottling and distribution plants																								P		P	P	P
Cabinetry and woodworking shops																										P	P	P
Data processing services																										P	P	P
Incineration of organic materials		S																										P
Junk and Recycling Yards																											S	S
Laundry and dry cleaning plants																								P		P[18]	P[18]	P
Lithography and publishing plants																								P			P	P
Machine shops																										P[26]	P[26]	P[26]
Machinery sales and storage																								P			P	P
Manufacturing, Light																										P	P	P
Manufacturing, Heavy																											S	S
Soap																											S	S
Feed Mill																											S	S
Fertilizer																											S	S
Concrete block plants and redi-mix concrete plants																											S	S
Animal Processing																											S	S
Water-based and/or epoxy-based coatings, adhesives, sealants and paints																											P	P
Sawmill		S																										
Storage																												
Contractors' equipment storage yards																								P[22]			P	P
Self-Storage Facility																								P			P	P
Testing of materials, equipment and products																										P	P	P
Trade shops (including upholstery, metal)																								P			P	P
Warehouse and Distribution																								P[22]		P[22]	P[22]	P
Cold storage and frozen foodlockers																								P		P	P	P
Lumber Storage and Distribution																							S	P			P	P
Wholesale storage of flammable liquids or gases																											S[23]	S[23]
Wholesale meat and produce distribution																								P			P	P
Infrastructure and Transportation																												
Airplane landing field or heliport		S																								S	S	S
Communications tower, camouflage design	S	S	S	S	S	S	S	S	S	S	S	S			S		S	P	S	S	S	S	P	P	P		P	S	P
Communications tower, general	S	S	S	S	S	S	S	S	S	S	S	S			S		S	P	S	S	S	S	S	S	L[15]		L[15]	L[15]	L[15]
Conservation and flood control installations, public																		P											
Landfill, Sanitary		S																S									S	S
Parking garages or lots, primary use																		P		P				P	P	P[28]		P	P

Sewage treatment and related facilities, public		S															P[11]	P											
Sewage and/or water treatment plant, subdivision				S	S	S	S	S	S						S					S									
Solid waste transfer, storage and recovery station																		S										S	S
Solar Energy Systems (ES)																													
Roof-Mounted Solar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Building-Integrated Solar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ground-Mounted Solar, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ground-Mounted Solar, Medium	P	P																P		S			S	S	S		P	P	P
Ground-Mounted Solar, Large	P	P																P									S	S	S
Temporary asphalt plants for public road construction		S																P											
Truck Terminal																											P	P	P
Utility and service structures, public	S	S	S	S	S	S	S	S	S								P	P		S			S	S	S	S	P[20]	P	P
Water treatment plant		S															P[11]	P											
Agricultural and Other Uses																													
Agriculture uses generally	P[2]	P[2]																											
Commercial Pig Farm		S																											
Poultry and livestock production (except pigs)	P[2]	P[2]																											
Fishing hatcheries or fish pools	P	P																											
Equestrian Facilities																													
Keeping of horses for use of occupant	P	P	S																										
Riding stables limited to 10 lessons and/or customers per day	P	S[9]																											
Riding stables exceeding 10 lessons and/or customers per day	S																												
Nurseries, Greenhouses, and Silviculture																													
Landscape contractor accessory to wholesale nursery or tree farm	P	S																											
Greenhouses — Wholesale Only	P[6]	P[6]																							P			P	P
Plant nursery — Wholesale Only	P[6]	P[6]																					P	P	P			P	P
Plant nursery — Retail																							P	P	P			P	P
Plant nursery — On-site produce Only	L	L																											
Tree Farm	P	P																											

P — Permitted
L — Limited Uses
S — Special Exceptions

Footnotes to Table 5.2:

1. No overnight boarding except for animals being treated on the premises
2. Agricultural operations and attendant structures; greenhouses (not involved with retail sales to the general public); including, but not limited to, poultry production, apiculture, dairy farms, plant nurseries, dairies, silviculture (including fish hatcheries and bait production); groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees; pastures and grasslands for cultivation and propagation of livestock. Barns, sheds, silos, granaries, and related agricultural structures.
3. Roadside stands for the sale of fruits, vegetables and similar products produced on the premises, provided such stand is placed no closer than twenty-five (25) feet to a property line.
4. Community residential homes having seven (7) to fourteen (14) unrelated residents, provided that the location does not create an over-concentration of such homes or substantially alter the nature and character of the area, all as defined in Florida Statutes as amended from time to time.
5. When making use of the land with nominal impacts to natural resources as determined by the Planning Manager.
6. Plant nurseries and greenhouses not involved with retail sales to the general public.
7. Neighborhood recreation areas, when approved as part of a subdivision plat.
8. Privately owned and operated recreational facilities open to the paying public, such as, athletic fields, stadiums, racetracks, and speedways if the use is located along a major roadway or has immediate accessibility thereto.
9. Riding stables, provided that no structure housing animals is located nearer than one hundred (100) feet from a property line.
10. Private recreational facilities constructed as an accessory use to civic, fraternal, or social organizations if the existing use is located in a predominantly residential area as determined by the Planning Manager.

11. Where no other such facilities are available. Must be located within the park and not closer than two hundred (200) feet from any property line. All such facilities shall conform to State and County water and sewer plant regulations and shall be enclosed with a six (6) foot chain-link fence and shielded by screen planting.
12. Parking of semi-tractor trailers and cargo trailer boxes in rural areas for the sale of feed, hay, or other agricultural products when such products are offered for retail sale from said trailer and when the trailer is located outside of the urban/rural boundary.
13. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
14. Dry cleaners utilizing a Perman R308 dry cleaning machine or machine, found to be similar in nature by the Planning Manager, which provide dry cleaning services to only those customers bringing clothing and other materials to the site for service; provided, however, that this provision shall not apply to dry cleaning businesses with pick-up service or satellite facilities or to a dry cleaning plant.
15. Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height. Communication towers when monopole in design if the tower is over one hundred forty (140) feet in height may be permitted by Special Exception.
16. Private vocational, business, and professional schools which do not have an industrial character. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required.
17. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required.
18. Only nonflammable solvents shall be used. (Class IV National Fire Protective Association Code.)
19. Reserved.
20. Provided, however, no sewer plant shall be located closer than two hundred (200) feet to the perimeter of the district nor shall any other utility plant, station, or distribution office be located closer than one hundred (100) feet to the perimeter of the district.
21. Reserved.
22. Outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area.
23. Wholesale storage of gasoline, liquefied petroleum, gas, oil, or other inflammable liquids or gases, provided they meet the regulations of N.F.P.A. and the Seminole County Building Code and, further, that all overhead storage tanks are diked.
24. A service store, with living quarters, if desired, to provide groceries, bottle gas, a snack bar, and supplies for occupants of the park.
25. Recreational facilities, such as, golf courses, swimming pools, tennis courts, marinas, etc. Petroleum products may be sold in marina areas only for marina use.
26. Using only electrically fired forges
27. Retail sales if ancillary to a use permitted by this section. For purposes of this subsection, "ancillary" shall mean supplementary, or secondary, not of primary importance.
28. Subject to landscaping and screening requirements of the MUCD district.
29. No cremation.

Sec. 30.5.3. Use consolidation.

(a) Detailed use categories have been consolidates as described in the Use Consolidation Table.

(b) See table below.

Use Consolidation Table
Civic Assembly, not for profit
Community centers
Meeting halls
Places of worship, houses of worship, religious institutions
Recreation centers
Indoor recreation
Bowling Alley
Museum
Historical and cultural exhibits
Dance and music studios
Indoor Private Assembly and Entertainment
Arenas
Theaters
Cinemas
Banquet halls
Office uses
Architects
Attorneys
Engineering
Finance offices (accounting, auditing, bookkeeping)
Insurance
Medical and dental

Office showroom
Real estate
Telephone business offices and exchanges
Retail sales and services, light
Book, stationery, and newsstands
Candy Stores
Florist and gift shops
Hobby and craft shops
Interior decorating and draperies
Jewelry stores
Locksmiths
Luggage shops
Pharmacies
Sporting goods
Tobacco shops
Toy stores
Wearing apparel shoes
Personal Services
Barber and beauty shops
Shoe repair
Tailoring shops
Watch and clock repair
Retail sales / service uses (general)
Appliance stores
Bakeries
Pet stores
Employment agencies
Furniture stores
Hardware stores
Quick print shops
Light industrial uses (exc. Water treatment plant)
Bottling and distribution plants
Cold storage and frozen foodlockers
Data processing services
Laundry and dry cleaning
Machine shops
Assembling of metal, plastic or cardboard containers
Testing of materials, equipment and products
Cabinetry and woodworking shops
Manufacturing, Light
Garments
Photographic equipment and supplies
Bakery products
Boats
Ceramics, pottery (using electrically fired kilns)
Chemical products and processing
Dairy products
Electrical machinery and equipment
Furniture
Glass and glass products (using electrically fired kilns)
Pharmaceutical products

Shoes and leather goods (exp leather processing)
Brooms and brushes
Candy and confectionaries
Cosmetics and toiletries (exp soap)
Candles
Jewelry
Optical equipment
Perfume
Precision instruments and machinery
Plastic products (exp pyroxylin)
Silverware
Spices and spice packing
Stationary
Toys
Electronic equipment and assembling
Assembling of metal, plastic or cardboard containers
Outdoor recreation uses, extensive
Country Club
Golf Course
Golf Driving Range
Gun club
Fishing club or camp
Marina
Outdoor recreation uses, intensive
Swimming pools
Sports courts (e.g. Tennis, Basketball, Pickleball, Volleyball, Handball)
Sport fields (e.g. Baseball, Soccer, Softball)
Recreational Facilities, Public
Public golf courses, playgrounds, sport fields, sport courts, and the like
Public pools, fitness centers, indoor recreation facilities, and the like
Public parks, parkways, and preserves, and related facilities
Public zoos, arboretums, museums, historic and cultural exhibits, and the like

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PART 6. ADDITIONAL USE STANDARDS

Sec. 30.6.1. Accessory building 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: 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.

(2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts: 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) 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.

(c) Location. In office developments, a~~A~~ccessory uses shall be included as tenants within a principal office building and shall not be permitted to occupy separate buildings. 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.

(d) Floor area permitted. Accessory uses shall not occupy more than twenty (20) percent of the floor area of any building.

(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.

~~(e) Accessory uses as described above are permitted in the following zones:~~

~~(1) OP Office District~~

~~(2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts~~

(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.

30.6.1.2. Accessory buildings and uses in residential areas.

(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.

(b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory.

(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.

(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.

(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~~ These provisions do 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.

(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.

30.6.1.3 Accessory Dwelling Units.

(a) Accessory Dwelling Units Generally.

(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.

(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.

(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.~~

(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.

(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.

(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~~ Variances related to ADU size, or minimum area and width of any lot where an ADU is proposed are not permitted.

(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~~.

(8) Impact Fees.

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.

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.

(b) Accessory Dwelling Units in A-3, A-5, and A-10.

(1) ADUs in A-3, A-5, and A-10 shall be permitted by right subject to the following requirements:

a. No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot;

b. ~~Except as provided in Section 5.19(b), t~~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 feet.

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.

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.

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.

(c) Accessory Dwelling Units in Other Districts.

(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.

(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:

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.

b. Building elevations shall be provided for review prior to issuance of permits.

~~(3)~~(d) Impervious coverage for any lot or parcel wherein an ADU is constructed shall not exceed the following limits:

Zoning Districts	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	**
*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	

* * *

Sec. 30.6.6. Alcoholic beverage establishments.

30.6.6.1 Approvals on state alcoholic beverage licenses.

(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.

(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.

30.6.6.2 Performance standards.

(a) Definitions. For the purpose of this Section, the following definitions shall apply:

(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.

(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.

(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.

(c) Landscaping and buffering 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.~~

(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:~~

~~(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.~~

~~(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.~~

~~(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:~~

~~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.~~

~~(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.~~

Sec. 30.6.7. Communication antennas/towers.

30.6.7.1 Legislative purpose and intent.

(a) The County has, on numerous occasions and with increasing frequency, received requests to approve sites for communication towers. Land development regulations have not adequately identified specific procedures to address recurring issues relating to the approval of locations for communication towers. The inadequacy of such regulation, in light of the growing influx of requests, may have resulted in the placement of towers in less than optimal locations with less than optimal conditions placed upon such uses. The Board of County Commissioners finds and determines that the placement of communication towers in less than optimal locations or with inadequate consideration being given to sound land use planning and principles may cause a detriment to the citizens of the County and surrounding communities. Therefore, it is the intent of Sections 30.6.7.1 through 30.6.7.9 to address the recurrent issues pertaining to the approval of communication towers upon parcels located in the County.

(b) Among the chief purposes of Sections 30.6.7.1 through 30.6.7.9 are the following goals, objectives, and policies:

(1) To accommodate the growing need for communication towers;

(2) To encourage and direct the location of communication towers in the County to the most appropriate locations considering sound planning and land use practices, to

ensure compatibility between communication towers and abutting land uses, to provide for adequate setback requirements between communication towers and abutting and proximate land uses, to provide for adequate separation requirements between communication towers, to provide for the needs of the communication industry, to provide for the needs of the public, to provide for the protection of private property rights, to provide for developments in technology, impacts, and to provide for the requirements of federal, state and local law;

(3) To protect residential areas and land uses from the potential adverse impacts of communication towers when placed at inappropriate locations or permitted without adequate controls and regulation consistent with the provisions of law;

(4) To minimize the adverse visual impacts resulting from communication towers through sound and practical design, siting, landscape screening, and innovative camouflaging techniques all in accordance with generally acceptable engineering and planning principles and the public health, safety, and welfare;

(5) To avoid potential damage to adjacent properties through sound engineering and planning and the prudent and careful approval of communication tower sites and structures;

(6) To promote and encourage shared use of existing and new communication tower sites and towers as a primary option rather than construction of additional single-use towers;

(7) To evaluate current trends and projected areas of advancement relative to communication towers, the telecommunications industry, and related matters on an ongoing basis;

(8) To provide the County with the information pertaining to enhanced and new uses of communication towers and the systems to which they relate.

(c) The Board of County Commissioners hereby finds and determines that the provisions of this Code are consistent with the provisions of the Seminole County Comprehensive

Plan, the Strategic Regional Policy Plan, the State Comprehensive Plan, as well as the provisions of state and federal law.

(d) The Board of County Commissioners recognizes the fact that technological developments in the area of telecommunications occur at a pace that is difficult to keep pace with and that it is essential to the public interest for local governments to continually develop land development regulations that protect the public health, safety, and welfare of the citizens of the County. As technologies such as cable microcell integrator transceiver technology and other similar technologies develop, it is the intent of the County to encourage the use of such technology to the extent practicable and lawful, with full consideration being given to the protection of the property rights of the public in public right-of-way.

(e) Nothing in Sections 30.6.7.1 through 30.6.7.9 shall be construed to grant any person or entity a permit, license, entitlement, or right of any type whatsoever to use the right-of-way, property, or property rights of the County.

30.6.7.2 Applicability/administration.

(a) All new communication towers in unincorporated Seminole County shall be subject to the land development regulations set forth in this Part, all other applicable land development regulations set forth in this Code, and all federal and state laws relating thereto.

(b) For purposes of measurement, communication tower setbacks, and separation distances, as outlined in Section 30.6.7.3, shall be calculated and applied to facilities located anywhere in Seminole County, irrespective of municipal and County jurisdictional boundaries.

(c) All new communication antennas which are not attached to communication towers shall comply with Section 30.6.7.6.

(d) All communication towers existing prior to the effective date of Sections 30.6.7.1 through 30.6.7.9 shall be permitted to continue to be used as they presently exist. Routine maintenance (including replacement with a new tower, or tower of less impact, of like construction; provided, however, that any such tower shall be the same or less height of the tower as it existed on the effective date of this Part) shall be permitted on such existing communication towers; provided, however, that replacement of the communication tower shall require the entire site be brought into compliance with Section 30.6.7.4. New construction, other than routine maintenance of an existing communication tower, shall comply with any adopted land development regulations, applicable building codes and related codes.

(e) A communication tower that has received County approval in the form of either a special exception or building permit, but has not yet been constructed, shall be considered an existing tower if such approval is valid, current, and not expired.

(f) AM array consisting of one (1) or more tower units and supporting a ground system that functions as one (1) AM broadcasting antenna shall be considered one (1) communication tower. Measurements for setbacks and separation distances shall be measured from the outer perimeter of a communication tower included in the AM array. Additional tower units may be added within the perimeter of the AM array by right.

(g) The determination as to whether placement of a communication tower on property assigned the PD zoning classification shall be based on the identified zoning or use for that tract within the development.

(h) Determinations of compliance with the provisions of Sections 30.6.7.1 through 30.6.7.9 or with regard to any matter relating to communication towers shall be made by the Planning Manager subject to the appeal processes and procedures as set forth at Sections 30.3.2 and 30.3.3.

(i) To ensure that the least intrusive methods for communication service are implemented, the Planning Manager may require detailed written reports from applicants explaining and detailing, among other things, the reasons that collocation, camouflaging, alternative site, or a less intrusive tower or antenna was not proposed.

30.6.7.3 Performance standards.

(a) Setbacks.

(1) Communication tower setbacks shall be measured from the outer extremity of the base of the communication tower to the property line of the parcel on which it is located.

(2) Communication towers shall be located on parcels that comply with the minimum setback and lot size requirements of the zoning classification assigned to the property on which they are located.

(3) For towers located on properties assigned to the PD zoning classification, the setback requirements for the parcel outlined in the PD approval shall apply.

(4) In cases where there are non-conforming residential uses on the property that is not assigned a residential zoning classification, a reduction of fifty (50) percent of the side or rear yard setback distance opposite the non-conforming residential use shall be permitted by the Planning Manager unless the side or rear yard proposed for reduction is assigned a residential land use designation or zoning classification.

(b) Minimum Separation From Off-Site Uses/Designated Areas.

(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.

(2) Separation requirements for communication towers shall comply with the minimum standards established in Table 1 below unless otherwise provided.

(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.

(4) Separation distances may be decreased ~~or increased~~ by the Board of ~~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.~~

TABLE 1
MINIMUM SEPARATION FROM OTHER USES

Off-site Use	Separation Distance
Property assigned a single-family (includes modular homes and mobile homes used for living purposes), duplex, or multi-family residential zoning classification or future land use designation or with an existing residential use.	Two hundred (200) feet or three hundred (300) percent height of tower, whichever is greater~~,~~. The separation distance can be reduced if ~~except when~~ the Board of County Commissioners determines, based on competent substantial evidence, ~~a variance is granted based upon findings~~ that the aesthetic impacts of the tower are ~~enhanced~~ mitigated, that compatibility with abutting property owners ~~are~~ is maintained, and the approval of the tower in the proposed location is ~~would be~~ 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.~~
Property assigned a non-residential zoning classification or future land use designation or property with an existing non-residential use	None. Only district setbacks apply

(c) Separation Distances Between Communication Towers.

(1) Separation distances between communication towers shall be measured between the communication tower proposed for approval and those towers that are permitted or existing.

(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.

(3) The separation distances, listed in linear feet, shall be as set forth in Table 2 below:

TABLE 2
SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS

Description	Existing Towers				
	Lattice	Guyed	Monopole 75 ft. in Height or Greater	Monopole Less than 75 ft. in Height	Camouflage
Lattice	5,000	5,000	1,500	750	0
Guyed	5,000	5,000	1,500	750	0
Monopole 75 ft. in Height or Greater	1,500	1,500	1,500	750	0
Monopole Less than 75 ft. in Height	750	750	750	750	0
Camouflage	0	0	0	0	0

(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.~~

(d) Measurement of Height. Measurement of communication tower height shall include antenna, base pad, and any and all other appurtenances and shall be measured from the finished grade of the parcel on which the communication tower is located.

30.6.7.4 Design criteria.

(a) Illumination. Communication towers shall not be artificially ~~lighted~~ lit except to ~~assure~~ ensure human safety or as required by the Federal Aviation Administration (FAA). At time of construction of a communication tower in cases where there is property assigned a residential future land use designation, a residential zoning classification or has a valid residential use located within a distance from the tower which is equal to or less than three hundred (300) percent of the height of the communication tower, dual mode lighting shall be requested by the applicant from the FAA.

(b) Finished Color. Communication towers not requiring FAA painting/marking shall have either a galvanized finish, shall be painted a non-contrasting gray finish, or shall be painted in a finish to enhance camouflaging as determined by the Planning Manager.

(c) Fencing. A chain link fence or a wall not less than eight (8) feet in height from finished grade shall be installed by the applicant around each communication tower. Barbed wire or another fencing method to prevent pedestrian access to the tower, as approved by the Planning Manager, shall be installed along the top of the fence or wall, but shall not be included when calculating the height of the fence or wall. Access to the tower through the fence or wall shall be

through a gate which shall be locked at all times that the person or entity in charge of the communication tower or site is not occupying the communication tower site.

(d) Landscaping.

(1) The visual impacts of each communication tower shall be mitigated through landscaping or other screening materials at the base of the communication tower and ancillary structures in order to maintain visual aesthetics for those who must view the site on a regular basis including, but not limited to, proximate residents and the traveling public.

(2) The following landscaping and buffering requirements shall apply to each communication tower around the perimeter of the tower and accessory structures; provided, however, that these standards may be determined by the Planning Manager, based upon the intent of this Section and sound and generally acceptable planning principles, to be unnecessary for those sides of the property on which a proposed tower will be located that are near to lands that are not likely to be developed or that are not likely to be adversely impacted by the communication tower or when the property on which the communication tower will be located is not in public view.

(3) Landscaping shall be installed on the outside of fences.

(4) The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute of or in supplement to meeting landscaping requirements.

(5) A row of canopy trees a minimum of eight (8) feet tall, two and one-half (2½) inches in caliper, and a maximum of ten (10) feet apart shall be planted around the perimeter of the fence or at locations which enhance greater screening from other uses as determined by the Planning Manager.

(6) A continuous hedge at least twenty-four (24) inches high at planting of sufficient health and quality able to attain a height of at least thirty-six (36) inches within twelve (12) months shall be planted in front of the tree line.

(7) All landscaping shall be of the evergreen variety, being a minimum quality of Florida #1.

(8) All landscaping shall be xeriscape tolerant or irrigated and properly maintained to ensure good health and viability.

(e) Structural Design.

(1) Communication towers shall be constructed in accordance with the most current edition of the EIA/TIA 222-E Standards, as published by the Electronic Industries Association, any and all Seminole County construction/building codes, all applicable land development regulations, and federal and state law.

(2) Any improvements and/or additions to a communication tower, such as, by way of example only, antenna or satellite dishes, must be submitted for approval to the County and shall require submission of plans sealed and verified by a professional engineer licensed in the State of Florida which provides substantial competent evidence of compliance with the then current EIA/TIA Standard. Said site plan shall be submitted to and subject to the approval of the Seminole County Building Official or his or her designee.

(f) No commercial signage or advertising shall be permitted on a communication tower unless otherwise required by law or the signage pertains only to the posting of the property relative to trespassing.

30.6.7.5 Abandonment.

(a) In the event the communication tower is found by the Planning Manager to be abandoned, the owner/operator of the communication tower or the owner of the property on which the communication tower is located shall have one hundred eighty (180) days from the date of the Planning Manager's finding of abandonment within which to:

(1) Reactivate the use of the communication tower or transfer the tower to another owner/operator who must make actual use of the tower as previously permitted within ninety (90) days of the transfer, or

(2) Dismantle and remove the communication tower.

(b) Determination of the date of abandonment shall be made by the Planning Manager, who shall have the power to request documentation and affidavits from the communication tower owner/operator regarding the issue of communication tower usage. The communication tower owner/operator shall provide all requested information within five (5) working days of a request being made.

(c) With regard to towers that received special exception and/or variance approval, one hundred eighty (180) days after dismantling or the expiration of 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, 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~~ authorizing entry upon the property in the event that it is necessary to remove the abandoned tower.

* * *

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 equipment rooms, and such use or uses are expressly prohibited by the existing special exception, then an amendment to the special exception will be required.

(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.~~

(1) The Planning Division 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.

(2) Upon a determination that the collocation of ancillary facilities, including equipment rooms, is appropriate for a parcel, the Planning Division Manager shall issue an approval to allow the co-location of Communication Tower ancillary structures (including equipment rooms) as proposed.~~ 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.~~

(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.

~~(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.~~

~~(5)~~(4) The ~~Development Services Director~~ Planning Division Manager shall issue a development order or denial development order consistent with the determination made under this Section.

(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.

(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.

(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.

~~(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.~~

30.6.7.8 Certification of compliance with FCC NIER Standards. Prior to receiving final inspection by the County the applicant shall provide certification to the FCC, with copy to the

current planning office, verifying that the communications facility complies with all current FCC regulations for NIER.

30.6.7.9 Nonconforming uses. Bona fide nonconforming communications towers or antennas that are damaged or destroyed may be rebuilt without being required to comply with applicable separation requirements. The type, height, and location of a replacement communication tower shall be of the same type and intensity or of a type and intensity of less impact as the communication tower that was damaged or destroyed. Building permits to rebuild a communication tower shall comply with all building codes and must be obtained within one hundred eighty (180) days from the date the facility is damaged or destroyed. If no permit is obtained or if a permit that was issued expires, the communication tower shall be deemed abandoned in accordance with Section 30.6.7.5.

30.6.7.10 Camouflage towers; where permitted. The Planning Manager may permit camouflage communication towers on any parcels which is not assigned a residential zoning classification provided that the Planning Manager makes the findings set forth in the definition of the term "camouflage communication tower."

* * *

30.6.10. Community residential homes, ~~and~~ assisted living facilities~~.~~, and Certified Recovery Residences.

~~30.6.10.1 Statement of intent.~~

~~(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 impediment to the successful functioning of foster care and group home facilities.~~

~~(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.~~

30.6.10.~~2~~1 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.~~

"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.

(a) 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.

(b) 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 s. 419.001, Florida Statutes.

(c) Community residential homes 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:

(1) The proposed community residential home is 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 or area of single-family zoning to the nearest point of the proposed home.

(2) In single- and two-family residential districts (including A-1 and RC-1) when the Board of County Commissioners determines that the proposed community residential home is compatible with the neighborhood in its physical size.

(3) In multiple-family residential districts, the Board of County Commissioners determines that the proposed use is compatible with the area in its intensity of land use.

30.6.10.~~3~~2 ~~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:~~ Assisted Living Facilities.

~~(a) 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.~~

~~(b) 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.~~

~~(c) 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.~~

~~(d) A copy of the application to the appropriate State agency shall accompany the application for the special exception.~~

"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 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, Florida Statutes.

(a) 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.

(b) 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 s. 419.001, Florida Statutes.

(c) 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:

(1) The proposed assisted living facility is 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.

(2) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners determines that the proposed assisted living facility is compatible with the neighborhood in its physical size.

(3) 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.

30.6.10.43 Certified recovery residences.

(a) Purpose and applicability. The purpose of this subsection is to establish procedures for review and approval of reasonable accommodation requests to County land use and zoning ordinances, rules, regulations, policies, and procedures that may prohibit establishment of certified recovery residences pursuant to section 397.487, Florida Statutes. Facilitating reasonable accommodation requests ensures that individuals with a disability and/or handicap have equal opportunity to use and enjoy dwellings, buildings or structures, or to provide accessibility in another manner, as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et

seq.) ("FHA") and Title II of the Americans with Disabilities Amendments Act (42 U.S.C. Section 12131 et seq.) ("ADA"). For purposes of this procedure, a "disabled" individual or person is an individual that qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled or a provider of services to disabled individuals qualifying for a reasonable accommodation, may request a reasonable accommodation allowing for the establishment of a certified recovery residence pursuant to the procedures set forth herein.

(b) Applicant. Any person who is disabled or a provider of services to disabled individuals qualifying for a reasonable accommodation, collectively referred to as “Applicant” in this subsection, may request a reasonable accommodation to the County’s land use and zoning ordinances, rules, regulations, policies, and procedures that prohibit establishment of certified recovery residences. It is the responsibility of the Applicant to establish that they, or those who are being provided recovery services, are protected individuals under the FHA and/or ADA by demonstrating that the proposed accommodation is reasonable and necessary to afford the Applicant, or those who are being provided services, an equal opportunity to use and enjoy a residential dwelling.

(c) Application Procedure. A request for reasonable accommodation shall be made to the Planning and Development Division by an Applicant. An application for reasonable accommodation must, at a minimum, provide the following:

(1) Name and contact information of the Applicant or the Applicant’s authorized representative;

(2) Property address and parcel identification number of where the reasonable accommodation is being requested. If the Applicant is not the owner of the property, then the contact information for the owner and an owner’s authorization form is also required;

(3) A description of the accommodation needed, identifying the ordinances, rules, regulations or policies from which the Applicant is requesting a reasonable accommodation and why the requested accommodation is necessary;

(4) A certification signed by the Applicant stating; I CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS REQUEST IS TRUE AND CORRECT. I UNDERSTAND THAT IF I KNOWINGLY PROVIDE FALSE INFORMATION WITH THIS REQUEST, MY REQUEST SHALL BECOME NULL AND VOID;

(5) Signature of the Applicant and date;

(6) A verification of disability status form executed by someone with personal knowledge of the Applicant's, or those who are being provided services', disability, such as a medical or social services professional;

(7) Any additional information or documents the Applicant feels is necessary to supplement the request for reasonable accommodation.

The Planning and Development Division will date-stamp the application upon receipt and notify the applicant, in writing, within 30 days if additional information is required. The Applicant must provide the additional information within 30 days. Failure of the Applicant to provide a response within 30 days will result in the application being denied, unless the applicant requests an extension of time in writing.

(d) Review. Within 60 days of receiving a completed application, the Development Services Director, or designee, shall review the request for reasonable accommodation and make a determination consistent with the FHA and/or ADA, after considering all of the following:

(1) Whether the Applicant has established that they are protected under the FHA and/or ADA by demonstrating that they or those being provided recovery services, are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the following must be shown:

a. A physical or mental impairment which substantially limits one (1) or more major life activities;

b. That they are regarded as having such impairment; and

c. A record of having such impairment.

(2) Whether the requested accommodation is reasonable and necessary to afford the Applicant an equal opportunity to use and enjoy the dwelling, building or structure, or provides accessibility in another manner.

(3) Whether the requested accommodation would impose an undue financial or administrative burden on the County.

(4) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the County.

If the Development Services Director, or designee, finds that the requested accommodation will impose an undue financial or administrative burden on the County or will require a fundamental alteration in the nature of the County's land use and zoning regulation, they may consider whether an alternative reasonable accommodation exists which would effectively meet the disability-related need. An alternative reasonable accommodation may be the requested accommodation with conditions. In conducting the review, the Development Services Director, or designee, may make a site visit to the property where the reasonable accommodation is being requested.

(e) Determination. Once review of the request is complete, the Development Services Director, or designee, will make a determination, in writing, to:

(1) Approve the reasonable accommodation request in whole or in part, with or without conditions; or

(2) Deny the reasonable accommodation request, in accordance with state and federal law, and state the objective evidence-based reasons for denial and identify any deficiencies or actions necessary for reconsideration.

The written determination by the Development Services Director, or designee, shall also include the Applicant's right and method to appeal the determination. If the written determination is not issued within 60 days after receipt of the completed application, the reasonable accommodation request is deemed approved unless the parties agree in writing to a reasonable extension of time.

(f) Appeals. Applicant has 30 days from the date of the Development Services Director's, or designee's, written determination to appeal the determination or any conditions included therein, to the County Manager. Appeals must be made in writing and include the name of the Applicant, address and contact information, a written summary of the reason for the appeal, an explanation of why the determination or condition is in error, and a copy of the written determination. Appeals shall be submitted to the Planning and Development Division. The County Manager shall issue a final decision on the appeal within 45 days of submitting the appeal to the Planning and Development Division.

(g) No fee. There shall be no fee imposed by the County for the reasonable accommodation request process outlined in this subsection.

(h) Stay of Enforcement. While a request for reasonable accommodation, or its appeal, is pending, the County will not enforce any applicable land use and zoning ordinances, rules, regulations, policies, and procedures against the Applicant.

(i) General Provisions. The following general provisions are applicable to all reasonable accommodation requests:

(1) The Applicant may apply for a reasonable accommodation on their own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by Applicant as a power of attorney.

(2) In the event that a reasonable accommodation is granted, the Applicant shall continue to comply with any and all other applicable building and/or engineering permitting processes required by the County's Code of Ordinances and Land Development Code and all other state and federal laws.

(3) A reasonable accommodation is specific to the Applicant and does not run with the subject property.

(j) Revocation. A reasonable accommodation approval may be revoked by the Development Services Director for cause, including, but not limited to, violation or lapse of the conditions of approval or failure to maintain state licensure as a certified recovery residence (if applicable) for more than one hundred eighty (180) days.

* * *

30.6.12. ~~Home Office.~~ Reserved.

~~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.~~

* * *

30.6.16. Vacation rentals.

30.6.16.1. Definitions pertaining to vacation rentals. For purposes of the regulation of vacation rentals in Sections 30.6.16.1 through 30.6.16.4 of this Code, the following terms shall have the meaning given herein.

(a) Hallway: An internal passageway within the vacation rental into which rooms in the vacation rental may open, is enclosed by partitions or walls, has a ceiling above and a floor at its base, and enables the transient occupants to reach the exit from within the vacation rental.

(b) Responsible party: The property owner or person/entity designated by the property owner to be called upon for matters regarding the vacation rental, including but not limited to the maintenance and upkeep of the property, requests for inspection, emergencies, and to answer for the conduct and acts of the occupants and guests of the vacation rental. The Responsible Party shall be available to be contacted at any hour of the day, any day of the week, during any period of time that the vacation rental is occupied.

(c) Sleeping room: A fully enclosed portion of a dwelling unit, which is directly connected to a hallway or the exterior of the vacation rental by a door that can be closed and locked for privacy; not accessed solely by another sleeping room; primarily designed or intended for sleeping; not equipped with nor wired for cooking facilities; excludes living rooms, kitchens, bathrooms, hallways, laundry rooms, pantries and the like; and may have a clothing closet and/or bathroom within.

(d) Transient occupant: A person who occupies a dwelling unit that is a Transient Public Lodging establishment.

(e) Transient public lodging establishment: As defined in Section 509.013(4)(a)(1), Florida Statutes, as may be amended or replaced.

(f) Vacation rental: As classified in Section 509.242, Florida Statutes, as may be amended from time to time. However, Section 30.6.16 shall not apply to any dwelling unit that is owner-occupied on a full-time basis and provided the means of ingress and egress is through a hallway internal to the unit to the sleeping room(s) leased by the transient occupant(s).

30.6.16.2 Registration required.

(a) Each vacation rental being advertised or offered to the public must be registered by the Responsible Party with a third-party vendor authorized by Seminole County prior to commencement of operation. The Responsible Party for all new and existing vacation rentals located in unincorporated Seminole County must register beginning October 1, 2020.

(b) A completed vacation rental registration form, and all other required forms and attachments, must be submitted as part of the registration with the third party vendor to assert and demonstrate compliance with the requirements of this Ordinance.

(1) The registration form will be made available via online/electronic submission through the third party vendor and will include:

a. An acknowledgment to comply with existing Seminole County regulations of noise, solid waste, urban bear management, sexual offenders and sexual predators.

b. An active license number provided by the Florida Department of Business and Professional Regulation.

c. An active registration with the Florida Department of Revenue.

d. A local tourism tax account number provided by the Office of the County Tax Collector, or proof that a peer-to-peer platform entity through which the rental is booked will be remitting all such taxes associated with the vacation rental on the owner's behalf.

e. Proof of payment of local business taxes in compliance with Seminole County Code Chapter 45, Part 1, Local Business Taxes.

f. An acknowledgment to provide the "Transient Occupation Information" binder in all vacation rental units.

(2) Other required forms and attachments include:

a. Acknowledgment to comply with Section 30.6.16.3(a) of the Seminole County Land Development Code regarding maximum occupants and guests authorized to occupy the vacation rental unit.

b. For a vacation rental with five (5) or more bedrooms, a survey, scaled sketch or photograph of the vacation rental property identifying the location(s) and dimensions of the required parking spaces assigned to and reserved specifically for the vacation rental on the same parcel as the rental, pursuant to Section 30.6.16.3(a)(5) of the Seminole County Land Development Code.

(c) The registration in the third-party Vacation Rental Registry shall be valid for one year from the date of application approval or until any of the following circumstances occur:

(1) A change in ownership of the vacation rental; or

(2) A change to the sleeping rooms in the vacation rental.

(d) The following changes/events must be submitted through the Responsible Party's Vacation rental registration account online via the County's third-party vendor but does not require an additional fee:

(1) A notice of change of the Responsible Party (non-owner); and

(2) A change to the parking spaces for a vacation rental.

(e) Annual renewal of the vacation rental registration with Seminole County's third-party vendor shall be required. All or a portion of the County's proceeds from the registration fees, as determined by resolution of the Board of County Commissioners, may be allocated to an Affordable Housing Trust Fund

30.6.16.3 Minimum vacation rental standards to be verified by ~~self-certification through registration~~ inspection performed by Seminole County Code Enforcement Division.

(a) Minimum standards:

(1) Maximum occupants and guests. The maximum amount of transient occupants authorized to stay overnight at any individual vacation rental shall be limited to two (2) persons per sleeping room. Additionally, a maximum of four (4) persons under the age of thirteen (13) shall also be authorized to stay overnight, not to be counted against the maximum occupancy. The maximum amount of persons allowed to visit as non-overnight guests of the transient occupants shall not exceed two (2) times the amount of maximum occupants authorized to stay overnight.

(2) Local telephone service. At least one (1) telephone (landline or cellular) with the ability to contact Seminole County Emergency 911 Communications Center on a 24-hour, 7-day-a-week basis shall be provided in the main common area of the vacation rental and be clearly marked as the Emergency Communications Center contact telephone.

(3) Fire extinguisher. At least one (1) fully charged, portable, multi-purpose, dry chemical ABC fire extinguisher shall be installed and maintained in a clearly marked location in a centrally located area near sleeping rooms on each floor of the vacation rental. Additionally,

at least one (1) Class K fire extinguisher shall be installed and maintained in a clearly marked location in a centrally located area near the kitchen of the vacation rental.

(4) Transient occupant information. A binder, book, or file folder clearly labeled "Transient Occupant Information" with the full address of the vacation rental must be located in a conspicuous area of the vacation rental, and must contain, at a minimum, all regulations with which transient occupants and their guests must comply, including:

a. Chapter 165 Noise, Seminole County Code of Ordinances;

b. Section 30.16.2 Noise, Seminole County Land Development Code;

c. Section 30.11.1 Off-street parking requirements, Dwelling Structures, Seminole County Land Development Code;

d. Section 30.6.16.3(a)(5) Parking Standards, Seminole County Land Development Code;

e. Chapter 228 Sexual offenders and sexual predators, Seminole County Code of Ordinances;

f. Chapter 235 Solid Waste, Seminole County Code of Ordinances;

g. Chapter 258 Urban Bear Management, Seminole County Code of Ordinances, with Map;

h. The 24-hour, 7-day-a-week telephone number of the Responsible Party;

i. A copy of the survey, scaled sketch, or picture depicting the location(s) of parking spaces reserved for the vacation rental with a statement that the transient occupant parking is limited to the area(s) identified on the graphic; and

j. The locations of all nearby hospitals, walk-in clinics, and free-standing emergency room(s).

(5) Parking standards:

a. Per Section 30.11.3 of the Seminole County Land Development Code, the minimum required amount of parking spaces for a single-family dwelling, duplex halves, or multi-family dwelling is two (2). In addition to the minimum requirement of Section 30.11.3 of the Seminole County Land Development Code, for each sleeping room in excess of four (4), one (1) additional parking space must be provided.

b. All required parking spaces must comply with minimum net area, length, and width standards set forth in Section 30.11.3 of the Seminole County Land Development Code and may be provided in carports, garages, parking lots, or on paved driveways or a driveway with a stabilized surface that is not part of landscaping. Spaces shall not be provided, nor parking allowed, in any drainage swale, on a public sidewalk, in the street right-of-way where parking is not otherwise permitted, in a pedestrian way, bicycle path, or hiking trail.

(6) Non-compliance inspections. In cases of reasonable indication of non-compliance with the above standards, Seminole County, through Code Enforcement, reserves the right to perform an inspection of the vacation rental to ensure compliance within the bounds of applicable law.

(b) Posting of parking information and emergency information.

(1) There shall be posted on the interior of the main egress door of the vacation rental, the following information:

a. For a vacation rental unit with five (5) or more bedrooms, a survey or scaled sketch showing the location(s) of all parking spaces assigned to the vacation rental, both

on the property where the vacation rental is located, and any parking spaces that are located on a separate property pursuant to a signed, notarized agreement with the owner of that separate property, or within a shared parking lot or structure, pursuant to a letter from those responsible for the shared parking; and

(2) There shall be posted on the interior of the main egress door and the inside of the doors of all sleeping rooms, a poster labeled "Emergency Information" in capital letters and BOLDFACE type, with the following emergency information:

a. The full street address for the vacation rental;

b. The location of the vacation rental's telephone to reach the Seminole County 911 Emergency Communications Center;

c. The 24-hour, 7-day-a-week telephone number of the Responsible Party; and

d. The location of the "Transient Occupant Information".

30.6.16.4 Violations procedure.

(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.

(b) Complaints of violations of these Sections are to be filed by affected members of the general public with the Code Enforcement Division. ~~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.~~

(c) The regulations of vacation rentals as set forth in Sections 30.6.16.1 through 30.6.16.3 of the Seminole County Land Development Code 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 a Vacation Rental registration certificate under Sections 30.6.16.1 through 30.6.16.3 of this Code are solely responsible for compliance with all applicable restrictive covenants and homeowner association rules and regulations.

* * *

30.6.20. Live-work Units.

(a) General Requirements.

(1) Must be consistent with Florida Building Code as follows:

a. The maximum total area of a live/work unit is 3,000 square feet;

b. The nonresidential area shall be limited to 50 percent of the total area;

c. The nonresidential function shall be limited to the first or main floor of the structure only;

d. Not more than five (5) employees may occupy the nonresidential area at any one time;

(2) A live-work unit may be a detached structure, an attached structure, or a unit within a multi-unit structure; and

(3) Access to each unit must be clearly separated from other live-work units.

(b) 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.

(1) Adult entertainment activities/businesses;

(2) Animal hospitals and clinics;

(3) Automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles;

(4) Boatmaking;

(5) Mobile food vendors such as coffee carts, or tack trucks;

(6) Gun and weapons sales;

(7) Theaters

(8) Uses which involve medical procedures;

(9) 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 photography, or in the making of jewelry, ceramics, pottery, and sculpture;

(10) Uses that require explosives or highly combustible materials;

(11) Welding, machine shop operations, or metal fabricating (except for artisan metal sculpture); and

(12) Other uses that the director determines to be similar in character to those listed above.

PART 7. DEVELOPMENT STANDARDS

Sec. 30.7.2. General standards.

* * *

30.7.2.4 Location of swimming pools and pool screen enclosures.

(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.

(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.

(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.

(d) Refer to Section 30.7.2.3 for specific setback standards for pools near a Natural Water Body.

(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.

(f) Pool screen enclosures may exceed the height of the principal structure, but be no taller than permitted by the applicable zoning district.

30.7.2.5 Yards. On double-frontage lots, the required front yard shall be provided on each street. 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.

* * *

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.

Sec. 30.7.3. Dimensional Standards Table.

30.7.3.1 Dimensional and other standards associated with conventional residential zoning districts and select Special Zoning districts are described in the table below.

30.7.3.2 Dimensional and other standards associated with conventional non-residential zoning districts and select Special Zoning districts are described in the table below.

Development Standards																	
Area and Dimension Regulations	RESIDENTIAL																Unit of Measure
	Single- and Two-Family Dwelling Districts									Multiple Family Dwelling Districts			Mobile Home Districts			Other	
	RC-1	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3	R-3A	R-4	RM-1	RM-2	RM-3	RP	
Min. Lot Area Required	43,560	21,780	13,500	11,700	9,000	8,400	6,700	5,000	9,000				7,000	5,000	1,500 or 2,400(14)	9,000	Sq. Feet
Min. Parcel/Lot Width at Building Line	120	100	100	90	75	70	60	50	75				70	50(6)	30 or 40(14)	75	Feet
Min. Front Yard Requirement	35	~~25~~ 20	~~25~~ 20	~~25~~ 20	~~25~~ 20	~~25~~ 20	20	20	25	25(13)	25(13)	25	20(8)	20	25(9)	25	Feet
Min. Side Yard Requirement	20	10	10	~~10~~ 5	~~7.5~~ 5	~~7.5~~ 5	~~7.5~~ 5	5	10	25(13)	25(13)	25(5)	10(8)	10	25(9)	10	Feet
Min. Side Yard abutting street or road	35	~~25~~ 15(3)	~~25~~ 15(3)	~~25~~ 15(3)	15(3)	15(3)	15(3)	15(3)	15(3)				20(8)	20	25(9)	25	Feet
Min. Rear Yard Requirement	35	~~30~~ 20	~~30~~ 20	~~30~~ 20	~~30~~ 20	~~30~~ 20	~~25~~ 20	20	30	25(13)	25(13)	25(5)	20(8)	15	25(9)	30	Feet
~~Open Space(11, 12)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~25%~~	~~25%~~	~~35%~~	~~25%~~	~~25%~~	~~25%~~	~~25%~~	~~% of Parcel Area~~
Maximum Building Height	35	35	35	35	35	35	35	35	35	35	35	60(4)	35	35	35	1 Story(7)	Feet
Minimum Living Area Per Unit:	700	700	700	700	700	450	450	450	450	-	-	-	-	-	-	-	Sq. Feet
Accessory Structures(1)																	
Min. Front Yard Requirement	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(2)	(2)	(2)	(2)	(2)	(2)	(10)	Feet
Min. Side Yard Requirement	20	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	Feet
Min. Rear Yard Requirement	20	10	10	10	10	10	10	10	10	(2)	(2)	(2)	(2)	(2)	(2)	(2)	Feet

Footnotes:

(1) Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height, and any accessory dwelling unit, regardless of size, shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel.

(2) Yard requirements shall be the same as those for the primary structure.

(3) Greater setbacks may be required on intersections with geometric restrictions or other sight limitations. If corner sight obstructions or restrictions exist due to the horizontal or vertical controls, each case shall be individually reviewed and approved by the Traffic Engineer to ensure a safe design in accordance with the A.A.S.H.T.O. requirements.

(4) No building or structure shall exceed sixty (60) feet in height, and F.A.A. approval shall be obtained for buildings exceeding thirty-five (35) feet in height.

(5) Increased an additional ten (10) feet for each story over one (1) story.

(6) Each mobile home residence space shall be not less than five thousand (5,000) square feet and have a minimum average width of fifty (50) feet.

(7) For new construction only.

(8) A setback of fifty (50) feet shall be provided from lot lines and any street right-of-way which borders the RM-1 Mobile Homes District.

(9) The entire park, except for access and egress, shall be set back twenty-five (25) feet from any property line.

(10) Structure shall not project forward of the front building line of the principal structure.

(11) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.

(12) Open space features and configuration shall be consistent with the requirements of Part 14, Chapter 30.

(13) In the R-3 and R-3A Multi-Family Dwelling Districts, minimum setbacks shall be established from each dwelling structure to the overall project boundary.

(14) Each dependent travel trailer or tent camping site shall be not less than an average width of thirty (30) feet and fifteen hundred (1,500) square feet of area. Each independent travel trailer site shall be not less than an average width of forty (40) feet and twenty-four hundred (2,400) square feet

Development Standards															
Area and Dimension Regulations	AGRICULTURE				COMMERCIAL						INDUSTRIAL			Other	Unit of Measure
	A-10	A-5	A-3	A-1	OP	CN	CS	C-1	C-2	C-3	M-1A	M-1	M-2	PLI	
Min. Parcel Area Required	10 Acres	5 Acres	3 Acres	1 Acre	15,000	(7)	(7)	(7)	(7)	(7)	N/A	N/A	N/A	-	Sq. Feet
Min. Parcel Width at Building Line	150	150	150	150	100	-	-	-	-	-	-	-	-	-	Feet
Min. Front Yard Requirement	50	50	50	50	25	50	50	25	25	25	50(9)	50(9)	50(9)	25	Feet
Min. Side Yard Requirement	10(3)	10(3)	10(3)	10(3)	10(6)	10(6)	10(6)	10(6)	10(6)	10(6)	10(10)	10(10)	10(10)	25	Feet
Min. Side Yard abutting street or road	50	50	50	50	10(6)	10(6)	10(6)	10(6)	10(6)	10(6)	10(10)	10(10)	10(10)	25	Feet
Min. Rear Yard Requirement	30(3)	30(3)	30(3)	30(3)	10	10(8)	10(8)	10(8)	10(8)	10(8)	10	10	10	25	Feet
Open Space(11)	-	-	-	-	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	% of Parcel Area
Maximum Building Height	35(1)	35(1)	35(1)	35(1)	35	35	35	35	35	35	35	35	35	35	Feet
Structures Accessory to Residences(4)															
Min. Front Yard Requirement	(2, 3)	(2, 3)	(2, 3)	(2, 3)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	Feet
Min. Side Yard Requirement	10(3)	10(3)	10(3)	10(3)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	Feet
Min. Rear Yard Requirement	10(3)	10(3)	10(3)	10(3)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	Feet

Footnotes:

(1) Silos, granaries, windmills, barns, and other structures concurrent to the operation of an agriculture enterprise may exceed the height limit.

(2) Setback shall be equal to or greater than the main residence unless setback is equal to or greater than 100 feet.

(3) Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.

(4) Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height, and any accessory dwelling unit, regardless of size, shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel.

(5) Yard requirements shall be same as the primary structure

(6) Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.

(7) No minimum building site area required; however, adequate space will be provided for off-street parking, loading, and landscaping requirements.

(8) Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.

(9) Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives, and shall be landscaped as required in Part 14. The remaining twenty-five (25) feet of such yard may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth from the front property line if not less than ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided, consistent with generally accepted engineering practices and principles.

(10) Rear. A rear yard of not less than ten (10) feet shall be provided, except that, on a lot having a double frontage, the front yard requirements shall apply on both streets. Rear yards may be reduced to zero (0) when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than three hundred (300) feet to any residential district.

(11) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space

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PART 8. SPECIAL ZONING DISTRICTS

Sec. 30.8.1. Description of Special Zoning Districts.

* * *

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:

(a) *Small Lot Single-Family:* Single-family homes on small sized lots designed to increase yield while remaining detached. These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout.

(b) *Cottage Court:* A group of small, detached structures arranged around a shared court visible from the street. The shared court replaces the function of a rear yard. Unit entrances should be from the shared court.

(c) *Duplex—Side-by-Side:* A duplex with units ~~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.

(d) *Duplex—Stacked:* A duplex with units ~~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.

(e) *Townhouse:* ~~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.

(f) *Triplex—Stacked:* 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.

(g) *Fourplex—Stacked:* 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.

(h) *Six-plex:* 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.

(i) *Courtyard Building:* A medium-sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Each unit is accessed from the courtyard or a public sidewalk and shared stairs each provide access to up to three (3) units.

(j) *Live-Work Unit:* ~~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.~~ 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.

30.8.3.3 Review of Development Proposals

(a) ~~Final Development~~ Conceptual Plan Required with application. At the time of application for rezoning to Missing Middle, ~~Prior to subdivision or site plan approval~~ the applicant must submit a ~~final development~~ conceptual plan consistent with the development criteria 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:

(1) Overall Site Boundary and Orientation. Show property boundaries, major adjacent streets, and general orientation (north arrow and scale).

(2) 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:

a. Proposed use category;

b. Maximum development intensity or density (dwelling units per acre or FAR); and

c. Approximate acreage.

(3) 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.

(4) 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.

(5) 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).

(6) Phasing Concept. If the development is proposed to be developed in phases, show general phase boundaries and describe the order of development.

(7) 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.

(8) A summary table identifying total acreage, typology mix, gross density, maximum building heights, and open space percentages.

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.

(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.

30.8.3.4 Applicability

(a) Missing Middle (MM) standards may be applied in the following conditions:

(1) MM Zoning District: Where the MM District is applied, typologies within a proposed development or development types are limited by the applicable Future Land Use

District as described in Table 8.3-A. A development within the MM Zone may include single-family development consistent with R-1BB standards subject to compliance with Chapter 35.

(2) PD Zoning District: Missing Middle Housing may be approved as part of a new PD application or a substantial change to an existing PD. Allowable typologies within a PD are limited by the applicable Future Land Use District as described in the Seminole County Comprehensive Plan.

30.8.3.5 Specified Zoning Districts. Missing Middle and Alternative Standards may be used in the zones and under the conditions specified in Table 5.2 with limitations on typology and development type as described.

(a) Missing Middle Development Types:

(1) Missing Middle Development: A development in which only Missing Middle Typologies are proposed.

(2) Mixed Housing Development: A development in which both Missing Middle Typologies and Typologies otherwise permitted in the underlying zone are proposed.

30.8.3.6 Allowable Typologies and Densities

(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.

Table 8.3-A: Permitted Missing ~~Housing~~ Middle Housing Types

Applicable Zoning	Permitted Types					Type of Development				
	Small lot ~~Single-~~Family	Cottage Court	Duplex	Triplex / Quadplex	Townhouse	Sixplex	Courtyard	Live~~/~~-work	Mixed Housing Development	Missing middle development
In Centers & Corridors:										
R-1, R-1A	●	●	○*	○*					●	●

R-1B, R-1BB	●	●	●	○*	○				●	●
In-USA (Urban Service Area)										
R-2	●	●	●	○**					●	●
R-3, R-3A, R-4	●	●	●	●	●	●	●	●	●	●
C-1, C-2				●	●	●	●	●	●	
OP								●	●	●
MUCD	●	●	●	●	●	●	●	●	●	●
MM or PD Rezoning by FLU										
LDR	●	●	●						●	●
MDR	●	●	●	●	●	●	●		●	●
HDR	●	●	●	●	●	●	●	●	●	●
MXD	●	●	●	●	●	●	●	●	●	●
Commercial				●	●	●	●	●	●	●
Notes: ● Permitted ○ Permitted with a maximum of two (2) Stories * Maximum Living Area per Building: 3,000 SF ** Maximum Living Area per Building: 4,000 SF										

(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.

(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.

30.8.3.7 Site Regulations:

(a) Missing Middle typologies may be clustered or distributed throughout the project.

(b) No single Missing Middle typology may exceed five (5) acres of developable land.

(c) Development includes a connected street grid which is accomplished by meeting the following conditions:

(1) No portion of the project may be gated.

(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.

(3) Sidewalks are required on both sides of every street.

(4) ~~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 may be allowed where specifically approved by the Development Services Director, and pedestrian connectivity is provided.

~~(5) The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties.~~

~~(6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots.~~

~~(7)~~(5) Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.

(d) Restrictions near development boundaries:

(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.

(2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.

30.8.3.8 Additional Site and Building Requirements:

(a) Open Space: Where Open Space is required in the applicable zoning district, those standards shall be applied. If Open Space is not otherwise required, the standards below shall apply.

(1) For lots with greater than eight (8) units and a minimum of two (2) acres, a minimum eight (8) percent of net buildable acreage shall be set aside as Open Space that meets the standards described below.

(2) Open Space may be provided in multiple locations subject to the following requirements. Each qualifying Open Space must be:

a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.

b. A minimum of .20 contiguous acres.

c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty (20) feet in width from the top of berm to the public right of way or lot line or a dog park.

d. Open Space shall be proximate to Missing Middle units.

(b) Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards:

(1) Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site.

(2) Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement.

(3) Be selected from the list of approved Canopy Street Trees (30.14.15(j)).

(4) Meet the standards of Sec. 30.14.16. - General provisions for all landscaped areas.

(c) Minimum Parking Requirements:

(1) Two parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit.

(2) On-street parking is required on streets adjacent to missing middle units.

(3) Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.

(d) Building Frontage:

(1) Buildings not fronting on a street must front on a common open space, a pedestrian pathway or a multi-use trail.

(2) Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards.

(3) Up to six (6) lots may be accessed by a commonly held easement drive that is non-gated and designed to allow fire access (aka parking court).

30.8.3.9 Missing Middle Dimensional Standards. Designated Missing Middle Units must meet the alternative design and dimensional standards described in this Section and in Table 8.3-B.

(a) Garages, carports, open or screened porches or breezeways may not be counted toward the Minimum Living Area requirement in Table 8.3-B.

(b) Duplexes, Cottage Court, and High-Density Single-Family structures may be located on a common lot. Where units are located on a common lot, minimum separation between structures must be ten (10) feet.

(c) Minimum lot size requirements are not applicable to Missing Middle units

Table 8.3-B: Missing Middle Dimensional Standards

	Small lot Single-Family	Cottage Court	Duplex	Townhouse	Triplex / Quadplex	Sixplex	Courtyard	Live/work
Minimum Yards in feet:								
o Front	10	10	10	10	10	10	10	15
o Side	5	5	5	5	5	5	10	7.5
o Street Side	10	10	10	10	10	10	10	15
o Rear	5	5	5	5	5	5	5	5
Rear (Accessory Structure)	5	5	5	5	5	5	5	5
Min. Living Area Per Unit (sq. Ft)	400	400	400	400	400	400	400	400
Max Height (in feet)	35	35	35	40	40	40	40	40

* * *

Sec. 30.8.5. PD Planned Development.

30.8.5.1 Intent and purpose. The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve

under conventional zoning regulations. Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.

Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.

Development standards to be applied within a planned development shall be established by the Board of County Commissioners (BCC) at the time of rezoning. Such rezoning shall be conditioned upon a master development plan and a written development order. Specific criteria for the development may address, but are not limited to, compatibility with surrounding land uses, road access, availability and efficient use of utility capacity, coordination with transit, etc. Architectural and other appearance-related design elements should be included as approval conditions where the BCC finds they will support goals, such as economic development, neighborhood compatibility, or aesthetic or environmental enhancement of an area.

General standards of this Code that are not specific to any zoning district, such as parking, stormwater management, lighting, and landscaping, shall apply within a planned development unless variations are approved through a PD master development plan and/or development order.

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.~~

(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.

(b) For properties seeking Planned Development approval in the Higher Intensity Planned Development - Airport Future Land Use Designation, the following uses shall be considered airport-supportive and permitted:

(1) Commercial kennels

(2) Fire stations

(3) Hotels & motels (excluding Bed & breakfast)

(4) Hospitals

(5) Rental car facilities

(6) Light commercial

(7) Industrial trade schools

(8) Flight schools

(9) Light Industrial (See Sec. 30.5.3.)

(10) Manufacturing, Light (See Sec. 30.5.3.)

(11) Office uses (See Sec. 30.5.3.)

(12) Restaurants (standard and drive-through)

(c) For properties seeking Planned Development approval in the Higher Intensity Planned Development- Target Industry Land Use Designation, the following uses shall be considered permitted:

Category	Industries
Manufacturing	Plastics and Commercial Printing Electronics/Mechanical Assembly Auto Parts Fasteners/Spacers Construction Products Food Processing Machinery Transport Aircraft Maintenance and Modification Aircraft Manufacturing Aerospace equipment
Advanced Technologies	Research & Development Space Technology Simulation & Training Laser Technology Robotics
Technical and Research Services*	General Management Consulting Marketing Interior Design Graphic Design Services Human Resources and Executive Search Environmental Engineering and Consulting Precision Instruments Civil Engineering Surveying and Mapping Telecommunications Industrial Design Lasers and Photonics
Distribution	Food Products Consumer Products Restaurant/Commissary Airline Services Aircargo/Mail Services Durable Goods Distribution Non Durable Goods Distribution
Financial and Information Services*	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
Life Sciences*	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
Digital Media*	Motion Picture and Video Production Simulation and Training Teleproduction Graphic Design Computer Hardware/Software Design and Development Animation
Other	Long Stay Tourism Hotels and Lodging International Trade Sports Associated Industries Other basic businesses and industries with high annual average wages
*SeminoleWAY Industry and Facility Analysis: Real Estate Research Consultants, Inc.; May 1, 2008.	

30.8.5.3 Review criteria.

(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.

(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:

(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 such as use of Florida Water Star practices.

(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.

(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.

(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.

(c) In addition, any proposed development under the PD ordinance must address the following goals:

(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.

(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.

(3) If the proposed development falls within an overlay, the development must comply with the standards of that overlay.

(d) The PD application shall include a narrative addressing the following:

(1) How the proposed development addresses the goals of the Comprehensive Plan.

(2) ~~Why~~ How the proposed development provides a use or design approach that cannot be achieved under an existing conventional or special zoning district.

(3) How the proposed development provides an innovative approach to land development.

(4) A description of the greater benefits to the County as described in (b). ~~that cannot be achieved under the existing provisions of this Code.~~

~~(e) Residential PD Design Standards:~~

~~(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.~~

~~(f) Required Residential Neighborhood Improvements:~~

~~(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:~~

~~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.~~

~~d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.~~

~~(2) Fifty (50) percent of pond frontage must be open to streets or community parks.~~

~~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.~~

~~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).~~

~~(g)~~(e) Common Useable Open Space:

~~(1) In addition to the t~~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.

~~a. Minimum eight (8) percent of net buildable acreage utilized for open space.~~

~~b. Open Space may be provided in multiple locations however each location must be:~~

~~1. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.~~

~~2. 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.~~

~~3. 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.~~

* * *

30.8.5.8 PD ~~revisions~~ amendments.

(a) Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing a substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.

(b) Non-substantial changes to an approved planned development shall be considered minor amendments and may be approved by the Development Services Director. Multiple revisions may be proposed which cumulatively cause the Director to deem them a major amendment. Minor amendments shall be accomplished through addendum to the development order and/or a developer's commitment agreement. Minor amendments may include, but are not limited to, the following:

(1) Additions to structures that do not exceed ten (10) percent of the overall density or intensity approved within the PD. Additions of ten (10) percent or greater may be granted as provided in Section 5.19(b)(1).

(2) The addition of accessory structures if the location of such structures does not interfere with approved site layout (e.g. circulation, parking, loading, storm water management facilities, open space, landscaping or buffering).

(3) Additions to parking areas that do not encroach into required buffer areas or otherwise interfere with the approved site layout.

(4) Additional clearing that does not exceed five thousand (5,000) square feet in area or ten (10) percent of the site. Greater amounts may be approved consistent with Section 5.19(b)(1).

(5) Adjustment of internal property lines or tract boundaries, setback lines, realignment of internal roads and driveways consistent with the approved site layout and development concepts.

(6) The removal of property from the PD, provided such removal does not have a substantial impact on the density or intensity of the PD or on elements of the PD such as buffering and open space. Property removed from a PD must be rezoned immediately upon such removal.

(7) Other amendments that would not be deemed substantial as described in subsection 30.8.5.8(a).

(c) Property owners within a planned development may not make incremental revisions to an approved development plan that adversely affect existing owners or to avoid classification as a major amendment. Where amendments are allowed under this Section, such amendments must remain compatible with the balance of the project and consistent with the overall concept(s) and greater benefits referenced in Section 30.8.5.3, under which the development was initially approved. Amendment to the PD zoning shall not be pursued to reduce the benefits that justified the original assignment of PD zoning without replacement of an equivalent benefit.

30.8.5.9 Planned development time limitations. The criteria to determine whether or not substantial development has occurred within a planned development will be set forth in the development order approving the planned development. In instances where the development order does not address the criteria for substantial development, the Development Services Director shall make a determination based on the current available capacity and infrastructure to support the

remaining development approved by the development order. 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.

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 and may be subject to code enforcement procedures.

30.8.5.11 Development standards for planned developments. The development standards for planned developments are as follows:

(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.

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.

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.

(b) Phasing

(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.

(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.

(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.

(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 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.

(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.

(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. unless otherwise approved within the master development plan or PD development order.

~~(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.~~

~~(2) Open Space may be provided in multiple locations however each location must be:~~

~~a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.~~

~~b. Not less than 0.25 contiguous acres.~~

~~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 space. Dog parks must contain waste disposal receptables and appropriate signage.~~

~~(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).~~

~~(4) Stormwater ponds must be amenitized as follows:~~

~~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).~~

(e) Access and parking

(1) 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.

(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.

(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.

(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.

(f) Perimeter requirements

(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:

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:

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
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.			

b. Reduced Buffer Widths may not be applied to required buffers within a specific overlay.

(2)~~(3)~~ Increased setbacks from the PD perimeter may also be imposed to maintain compatibility with adjacent existing uses.

(g) Residential PD Design Standards:

(1) If lot width is less than forty-five (45) feet, homes must be rear loaded 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.

(2) Front-facing garage doors must be set back a minimum of twenty (20) feet from the back of the sidewalk in order to maintain sufficient space for a vehicle to park without blocking the sidewalk.

(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, unless otherwise approved by the Board of County Commissioners.

(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 Development Services Director and approved by the Board of County Commissioners.

(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:

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 root barriers.

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.

d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.

30.8.5.12 Control of area following completion

(a) After completion of a planned development, the use, modification or alteration of any buildings, structures, or land areas within the development shall be in accordance with the approved master development plan and the PD development order. Notwithstanding subsequent platting or other forms of dividing ownership of the planned development, the entire site shall be subject to the approved master development plan and PD development order.

(b) Amendments to the approved master development plan and/or PD development order shall be in accordance with Section 30.8.5.8.

* * *

Sec. 30.8.7. UC University Community District.

Sec. 30.8.7.1. - Description of district.

The purpose of the University Community District (UC) shall be to provide for the appropriate development and arrangement of land uses for the community area comprising and surrounding a university, college, theological school, or other institutions of higher learning; to assure a land use development pattern which is compatible with university operations; to further encourage the grouping of those land uses having specific interrelationships; and to protect and promote the long-term stability of both the university and its surrounding area.

Sec. 30.8.7.2. - Permitted uses.

The following uses shall be permitted within the University Community District:

(a) Universities, colleges, theological schools, or other institutions of higher learning, including buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, observatories, heating and power plants, laundries, parking facilities, student and faculty centers, athletic facilities, dormitories, fraternities and sororities, and such other facilities normally provided by a college or university. These uses shall not be construed to include trade schools or colleges operated for a profit or to include use of any building, stadium, or other facility for commercial purposes other than under jurisdiction of a university or college administration.

(b) Public and private schools.

(c) Churches, including educational buildings, kindergartens, voluntary prekindergarten education programs, and child care facilities, when operated by said church.

(d) Research laboratories or building devoted to commercial, industrial, or scientific research.

(e) Institutional headquarters for educational, professional, or religious nonprofit organizations.

(f) Libraries or museums.

(g) Open land uses, including botanical gardens, game preserve, golf courses, and noncommercial parks and outdoor recreation areas.

(h) Hospitals, public or private, providing health services primarily for inpatients, medical or surgical care of the sick or injured, and including related facilities, such as, laboratories,

out-patient departments, training facilities, central service facilities, staff offices, and staff housing which are integral parts of the facility.

Public or private hospitals shall have provision for such of the following facilities as may be required in order to be accredited by the Joint Commission on Accreditation of Hospitals sponsored by the American.

College of Physicians, American College of Surgeons, American Hospital Association, and the American Medical Association.

Emergency facilities, pediatric and obstetric facilities, surgical facilities, pathology and radiology facilities, pharmacy facilities, dietary department, medical records facilities, medical library facilities, laundries, and other services and facilities.

Hospitals shall provide for a minimum of one hundred (100) beds, exclusive of bassinets, and shall have a minimum gross floor area of six hundred (600) square feet per bed. The minimum site area shall be thirty (30) acres, and the minimum width of the site shall be six hundred (600) feet

Hospital may consist of a main building and necessary auxiliary buildings.

(i) Medical centers, consisting of a group of facilities providing health services, including medical research and other related facilities, such as, laboratories, in-patient and out-patient departments, training facilities, central service and living quarters operated as integral parts of said centers.

(j) Rehabilitation centers, operated for the primary purpose of assisting in the rehabilitation of disabled persons and in which a coordinated approach by many professions is made to the physical, mental, and vocational evaluation of such persons and for the furnishing of such services as are required.

(k) Public health centers, primarily utilized for the provision of public health services, including related facilities, such as, laboratories, clinics, and administration offices operated in connection therewith.

(l) Schools of nursing where affiliated with hospitals or universities.

(m) Offices or clinics (medical, dental, psychiatric, child guidance, and medical research).

Sec. 30.8.7.3. - Special uses.

The following special uses may be permitted, subject to review of a site plan by the Planning and Zoning Commission to determine that the proposed location and site arrangement shall make the uses compatible with adjacent established uses and the existing utility and transportation systems are adequate to accommodate the proposed development:

(a) Single-family dwellings.

(b) Multi-family dwellings.

(c) Neighborhood commercial developments, designed as a unit to service adjacent land uses, consisting of such commercial uses as are permitted in the C-1, Retail Commercial District, except no alcoholic beverages may be sold.

Sec. 30.8.7.4. - Review of development proposals.

Prior to issuance of any building permit within a UC District, a complete site plan, in accordance with the provisions contained in Chapter 40, shall be reviewed and approved by the Planning and Zoning Commission.

Sec. 30.8.7.5. - Lapse of development plan approval.

Any approval granted by the Planning and Zoning Commission, for any site plan or special use, shall expire at the end of six (6) months if building permits incorporating the proposal have not been issued.

Sec. 30.8.7.6. - Site regulations, permitted uses.

(a) Minimum lot size—Ten thousand (10,000) square feet, unless otherwise specified.

(b) Open space requirements—See Part 14, Chapter 30.

(c) Maximum height—One hundred (100) feet.

(d) Setbacks—Minimum of twenty-five (25) feet from all property lines.

(e) Buffer requirements—Part 14, Chapter 30 shall apply.

Sec. 30.8.7.7. - Site regulations, special uses.

(a) All single-family development shall comply with the R-1AA Single-Family Dwelling District Development Standards.

(b) All multi-family developments shall comply with the R-3A Multi-Family Dwelling District Development Standards. Number of dwelling units, including breakdown of units by bedroom type, shall be established at time of site plan approval.

(c) All commercial development shall comply with the development standards and permitted uses contained in the C-1 Retail Commercial District; however, the sale of alcoholic beverages is prohibited.

Sec. 30.8.7.8. - Off-street parking.

Off-street parking and landscaping shall comply with the requirements contained in Sec. 30.11.6, Part 11, Chapter 30.

PART 9. SUPPLEMENTAL REGULATIONS

* * *

Sec. 30.9.5. Boat Dock Requirements.

30.9.5.1 General Regulations.

(a) Where boat docks or boathouses are a permitted use the following requirements must be met prior to issuance of any applicable permit:

(1) The lot upon which the structure will be developed must have a minimum thirty (30) feet of frontage on the subject water body.

(2) The lot upon which the structure will be developed must be a legal lot of record and must meet minimum lot size requirements.

(3) The lot upon which the structure is located must have adequate off-street parking for at least two (2) vehicles.

(4) The applicant must demonstrate compliance with all local, state and federal regulations and permit requirements.

(b) No boat dock or boathouse may be rented or leased, and no vessel can be rented from a residential dock or boathouse.

(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.

(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.

30.9.5.2 Waterfront residential lots. Each residential lot is permitted one (1) boat dock and one (1) associated boathouse when accessory and incidental to the principal dwelling.

30.9.5.3 Boat dock and floating boat dock setback requirements; permit required.

(a) Setbacks applicable to docks - Side yard accessory use setbacks are applicable to all boat docks and floating boat docks except for docks at common property lines if approved by the Planning Manager, or designee, based upon sound and generally accepted land use and planning principles.

(b) It is unlawful to construct, accomplish construction work, or place at a location any boat dock or floating boat dock without obtaining a building permit and all required State permits prior to such activity

~~30.9.5.4 Dogs in Public food establishments.~~ **Sec. 30.9.6. Dogs in Public food establishments.**

* * *

Sec. 30.9.7. Alternative density option for affordable housing.

30.9.7.1 Purpose and intent.

(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 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.

(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)~~ fifty (50) percent of the total. This provision is intended to ensure that ~~low income~~ affordable units are mixed in with other income units to prevent concentrated pickets of low income households and to maintain neighborhood viability.

30.9.7.2. Applicability; compliance. The ADO is not a separate zoning classification, but is a development option for properties 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.~~ An applicant may submit plans and an application for development approval pursuant to the standards for the property's assigned these zoning classifications ~~or may submit plans and applications for development approval pursuant to the standards and procedures set out in this Part~~ as set forth in this Code. 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.

30.9.7.3 Procedure.

(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:

(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.

~~(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.~~

~~(3)~~(2) Preliminary s~~S~~ubdivision 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:

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.

~~(4)~~(3) Board review and approval of preliminary ~~plats~~ subdivision plan, master development plan, and final site plans. After review and approval of the preliminary subdivision plan and/or the site plan by the ~~Development Review Committee~~ Planning and Development Division, the ~~application~~ affordability agreement shall be submitted for consideration by the Board

as a consent item. Issuance of a development order and execution of the affordability agreement will occur upon approval by the Board of County Commissioners.

~~(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.

~~(6)~~(5) Final ~~plan~~ Plat. The applicant shall have ~~one (1)~~ two (2) years from the date of preliminary subdivision plan approval to file for final ~~plan~~ plat approval for all of the areas covered in the preliminary subdivision plan or the ~~preliminary~~ approval shall lapse. An extension of the preliminary subdivision plan approval may be granted by the Board of County Commissioners for good cause upon written request of the applicant and the Board finding that good cause has been demonstrated by the applicant.

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:

(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;

(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.

30.9.7.5 ~~Development~~ Density standards table.

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.

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:

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			
Low Income Units	1	1.5	12 affordable units = 18 extra market rate (max 70 units) *(40 units without bonus)*
Very Low Income Units	1	2	10 affordable units = 20 extra market rate (max 70 units) *(40 units without bonus)*
Medium Density Residential (MDR) Maximum density without bonus: 10 units per net buildable acre Maximum density with bonus: 12 units per net buildable acre			
Low or Very Low Income Rental	1	1	10 affordable units = 10 extra market rate (max 120 units) *(100 units without bonus)*
Low or Very Low Income Ownership	1	3	5 affordable units = 15 extra market rate (max at 120 units) *(100 units without bonus)*
High Density Residential (HDR) Maximum density without bonus: 20 units per net buildable acre Maximum density with bonus: 22 units per net buildable acre			

Low Income Units	1	1	10 affordable units = 10 extra market rate (max 220 units) *(200 units without bonus)*
Very Low Income Units	1	3	5 affordable units = 15 extra market rate (max at 220 units) *(200 units without bonus)*
Mixed Development (MXD) Maximum density without bonus: 30 units per net buildable acre Maximum density with bonus: 50 units per net buildable acre			
Low Income Units Rental	1	1.5	80 affordable units = 120 extra market rate (max 500 units) *(300 units without bonus)*
Very Low Income Units Rental	1	3	50 affordable units = 150 extra market rate (max 500 units) *(300 units without bonus)*
Low Income Units Ownership	1	3	50 affordable units = 150 extra market rate (max 500 units) *(300 units without bonus)*
Very Low Income Units Ownership	1	4	40 affordable units = 160 extra market rate (max 500 units) *(300 units without bonus)*

~~(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.~~

~~(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:~~

~~(1) Day care facilities;~~

(2) Community centers; or

(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 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.

(d) Density and dimensional regulations.

(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:

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

(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 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.~~

~~(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.~~

~~(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:~~

~~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~~

~~(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:~~

~~Minimum House Size~~	
~~Adjacent Neighborhood~~	~~ADO Project~~

~~A-1~~	~~1,300 square feet~~
~~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~~

~~(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.~~

~~(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.~~

~~(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.~~

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

~~TABLE 1: SEMINOLE COUNTY UNIT TYPE DESIGN STANDARDS~~

Use	Minimum Lot Size	Minimum Lot Width	Yards			Minimum House Size	Maximum Coverage
			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.	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%
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.

TABLE 2: SEMINOLE COUNTY PERIPHERAL COMPATIBILITY						
Uses Permitted	Adjoining Zoning District					
	R-1B	R-1	R-1A	R-1AA	R-1AAA	R-1AAAA
A. Single-Family Detached	R-1BB	R-1B	R-1	R-1A	R-1AA	R-1AAA
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.~~

* * *

PART 10. OVERLAY DISTRICTS

* * *

Sec. 30.10.2. Scenic Corridor Overlay Zoning District.

* * *

30.10.2.5 Establishment of scenic corridors.

(a) Scenic corridors, in addition to those designated in subsection (b) of this Section, shall be established by the Board of County Commissioners pursuant to the procedures for designating land uses on the future land use map of the Comprehensive Plan and as an amendment to this Code.

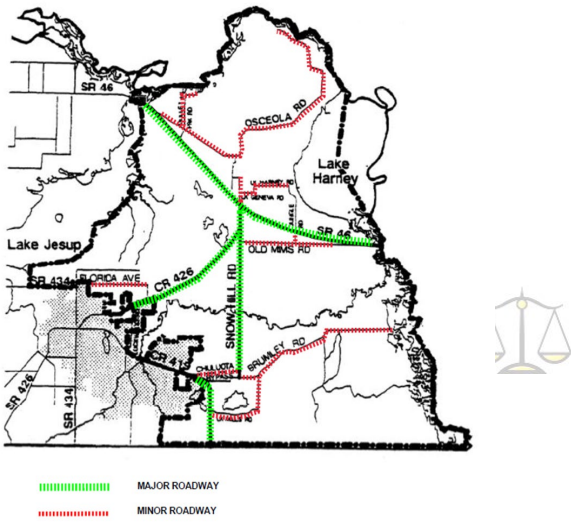
(b) The following scenic corridors are hereby designated within the East Area Study Boundary of Seminole County as depicted in the map below:

(1) Major roads (as the term is used in this Part): County Road 419 from Lockwood Road to the Seminole County line, State Road 46 from Lake Jesup to the Seminole County line,

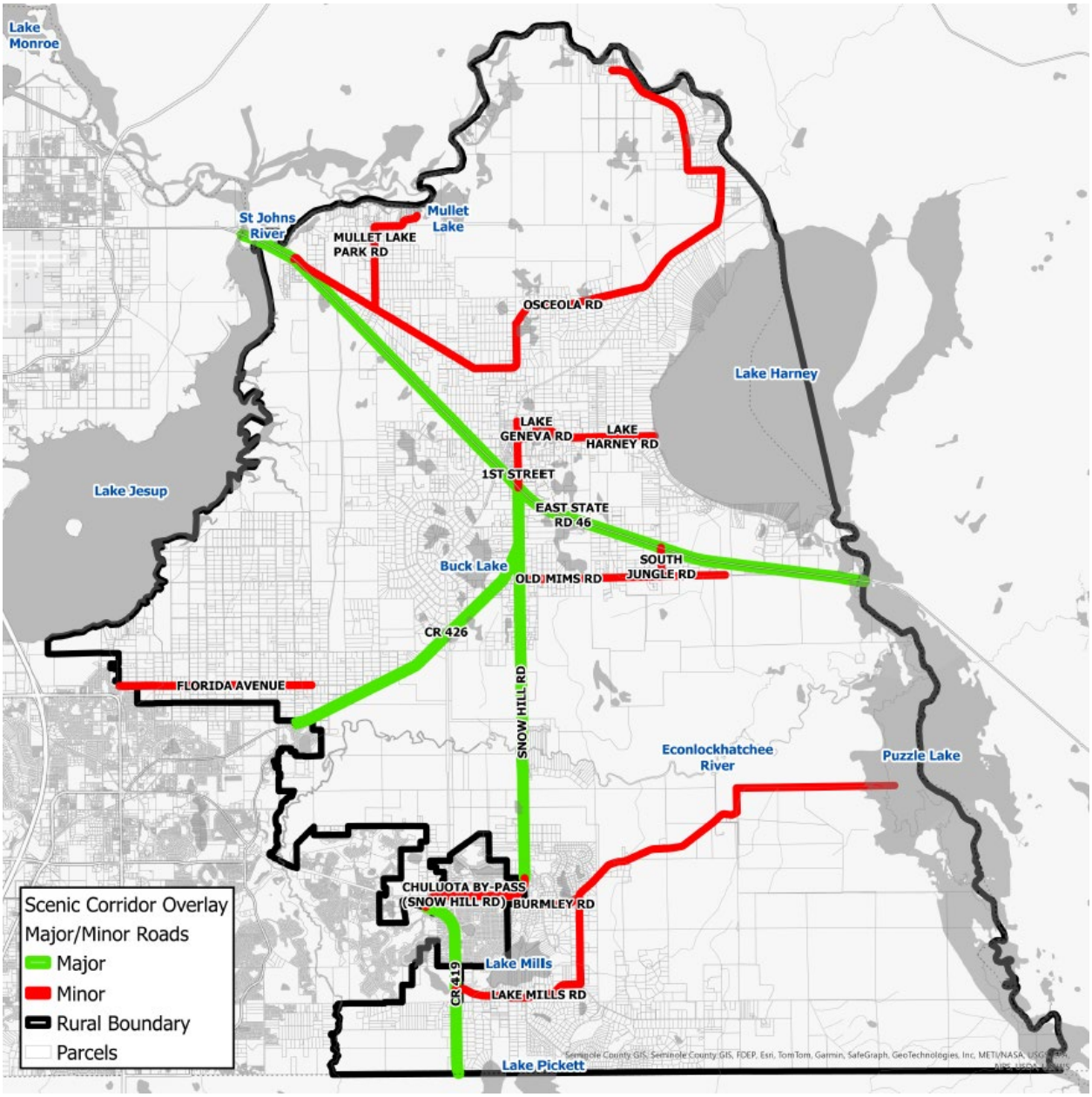
County Road 426 from State Road 434 east to the Seminole County line, and the entire length of Snowhill Road.

(2) Minor roads (as the term is used in this Part): The entire length of Florida Avenue, Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, the Chuluota By-Pass, Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road south of State Road 46, Osceola Road, and Mullet Lake Park Road.

~~**Scenic Corridor**~~



Scenic Corridor Map



* * *

Sec. 30.10.3. Lake Mary Boulevard Gateway Corridor Overlay Standards Classification.

* * *

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:

(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

* * *

30.10.3.7 Signage. Signs shall be erected or installed according to the following criteria:

(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 exceeding two hundred (200) linear feet, no individual sign shall exceed two hundred (200) square feet in size.

(b) Ground signs.

(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.

(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 (⅔) 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 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.

(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.

(4) The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk.

(5) The planter setback shall be a minimum of five (5) feet from the right-of-way.

(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.

(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.

(d) Movement. No ground sign nor its parts shall move, rotate or use flashing lights.

(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.

(f) Prohibited signs. Off-premises signs, portable signs, pole signs, and temporary signs except for advertising on or attached to bus shelters.

(g) Exempted signs. Temporary signs. ~~Real estate signs.~~

(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.~~

(i) Opening banners. Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening

* * *

Sec. 30.10.8. Airports.

* * *

30.10.8.16 Noise.

(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.

(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.~~ 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.

* * *

Sec. 30.10.11. Creation of State Road 46 Gateway Corridor Overlay Standards Zoning Classification/description of corridor and property affected/applicability.

(a) Code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as the "State Road 46 Gateway Corridor Overlay Standards Zoning Classification".

(b) The State Road 46 gateway corridor ("corridor" throughout this Part) subject to the provisions of this Part shall encompass the area of State Road 46 lying between the CSX Railroad

right-of-way immediately east of the intersection of State Road 46 and Airport Boulevard to North Center Road, which is located approximately eight hundred (800) feet west of the intersection of State Road 46 and Orange Boulevard including all property within three hundred twenty (320) feet of the centerline of State Road 46 throughout such area including intersecting roadways to the same depth.

(c) The provisions of this Part, except for the provisions relating to burial of utility service lines, wall requirements and building setback requirements shall not apply to parcels assigned a single family residential zoning classification or with an existing residential use.

30.10.11.1 Purpose/application of other Code provisions.

(a) The purposes of this Part are to ~~insure~~ ensure that the designated State Road 46 gateway corridor is developed in a manner which:

(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.

(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.

* * *

30.10.11.6 Signage.

(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.

(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 permittable 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.

(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 (⅔) 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.

(d) The maximum permittable 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.

(e) The total maximum permittable 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.

(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~~ Section 30.13.3, 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.)

* * *

Sec. 30.10.12. Oxford Place Overlay District.

* * *

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:

(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.

* * *

30.10.12.13 Open space, buffering, and landscaping.

(a) Open Space.

(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:

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.

(1) Buffers within the Overlay District shall be required as follows:

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~~ Part 14, except that no such buffer shall have an opacity of less than 0.3 as specified in Section ~~30.14.5(b)(1)~~ 30.14.6(a).

b. On development sites adjacent to the District perimeter boundary facing US 17-92 and SR 436 shall provide the following buffering facing said roadways:

1. Adjacent to overhead utilities:

Five (5) understory trees per one hundred (100) feet of roadway frontage.

Five (5) shrubs per one hundred (100) feet of roadway frontage.

Three (3) foot tall continuous hedge.

2. No overhead utilities:

Five (5) canopy trees per one hundred (100) feet of roadway frontage.

Five (5) shrubs per one hundred (100) feet of roadway frontage.

Three (3) foot tall continuous hedge.

c. On any development site, including parcels internal to the District, buffering may be required by the Board of Adjustment as a condition of approval for a variance or by the Board of County Commissioners for a special exception pursuant to Section 30.3.1.5.

(c) General Landscaping.

(1) Landscaping not associated with buffers or parking lots shall be provided within required open space areas, and meet the following criteria:

a. Required plantings per one thousand (1,000) square feet of building footprint area:

One (1) canopy tree.

Two (2) understory trees.

Seventeen (17) shrubs.

At the applicant's discretion, two (2) understory trees may be substituted for each one (1) required canopy tree.

b. General landscaping shall be provided on the ground, and/or in tree wells, pots or raised planter boxes, within a specified distance from a building as follows:

Canopy trees	20 feet
Understory trees	10 feet
Shrubs	10 feet

c. All general landscape plantings shall be visible from a public or private street, bicycle path, or pedestrian walkway.

* * *

30.10.12.15 Signage.

(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.

(b) [New signs.] New signs within the Oxford Place Overlay District shall comply with the standards of Chapter 30, Part 13, except for wall signs, which shall meet the following standards:

(1) Wall ~~(building)~~ Signs.

a. ~~Wall signs may not be used in conjunction with blade signs;~~ Must comply with the requirements of Sec. 30.13.3(3).

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;

~~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;~~

~~d.~~c. Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum.

e. May encroach a maximum of twelve (12) inches over a sidewalk while maintaining a vertical clearance of eight (8) feet from the finished sidewalk;

~~f. Wall signs should not obscure windows, grill work, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening); and~~

~~g. Wall signs may be internally or externally lit. Cutoff fixtures shall be angled toward the face of the wall sign and shall complement the design of the building through style, material and color.~~

~~**Figure 9: Wall (Building) Sign Illustrative Examples**~~



~~(2) Window Signs.~~

~~a. Window signs may be used in conjunction with other signs;~~

~~b. Limited to thirty (30) percent of the window area; and~~

~~c. The following shall be exempt from this limitation:~~

~~i. Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs shall be limited to ten (10) percent of the window area.~~

~~Figure 10: Window Signs Illustrative Examples~~



~~(3) Blade Signs.~~

~~a. Blade signs may not be used in conjunction with wall signs;~~

~~b. Shall be permitted for all commercial uses only (retail, restaurant, and office);~~

~~c. Maximum four (4) square feet per sign face;~~

~~d. May encroach a maximum of three (3) feet over a public sidewalk/R-O-W; and~~

~~e. Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of eight (8) feet from the finished sidewalk.~~

~~Figure 11: Blade Signs Illustrative Examples~~



~~(4) Awning Signs.~~

~~a. Awning signs may not be used in conjunction with canopy signs;~~

~~b. The character height shall not exceed two-thirds (⅔) of the height of the face (vertical or near vertical part) of the awning;~~

~~c. When possible, signs shall be horizontally and vertically centered on the face of the awning; and~~

~~d. The sign shall not exceed one square foot per linear foot of canopy face length.~~

~~Figure 12: Awning Signs Illustrative Examples~~



~~(5) Canopy Signs.~~

~~a. Canopy signs may not be used in conjunction with awning signs;~~

~~b. The placement of this type of sign shall be limited to the canopy face length;~~

~~c. No sign shall project beyond the perimeter of the canopy; and~~

~~d. The sign shall not exceed one square foot per linear foot of canopy face length.~~

~~Figure 13: Canopy Signs Illustrative Examples~~



~~(6) Menu Board Signs.~~

~~a. One menu board shall be allowed per street address;~~

~~b. Menu boards shall not exceed eight (8) square feet in size and shall be positioned so as to be adjacent to the restaurant or business listed on the board and information on the board shall advertise exclusively the goods and services of the business and be placed in a manner which is clearly visible to pedestrian traffic and in compliance with all Americans with Disabilities Act (ADA) regulations;~~

~~c. Menu boards shall not be placed in the right-of-way;~~

~~d. All standing menu signs shall be removed at the end of each business day; an~~

~~e. All wall menu signs shall be securely anchored to a wall.~~

~~Figure 14: Menu Board Signs Illustrative Examples~~



~~(7) Wayfinding Signs.~~

~~a. Internal development wayfinding signs may provide location maps, directions, general information and special notices to add liveliness of the development, as shown on Figure 15. The signs shall be designed to match the site architecture and be integrated into the layout of pedestrian circulation areas.~~

~~b. Wayfinding signs may be placed on private property or within public right-of-way with a Right-of-Way Use Permit but shall not block site lines or impede safe American with Disabilities Act (ADA) access.~~

~~Figure 15: Wayfinding Signs Illustrative Examples~~



~~(8) Gateway Feature Entrance Signs.~~

~~a. Gateway Feature Entrance signs are permitted at the main entrances of Oxford Place at the intersections of:~~

~~i. US Hwy 17-92 and the Fern Park Boulevard Extension;~~

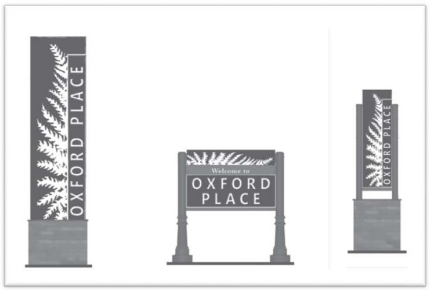
~~ii. US Hwy 17-92 and Fernwood Boulevard; and~~

~~iii. SR 436 and Oxford Road~~

~~b. Gateway Feature Entrance Signs may be placed on private property or within public right-of-way with a Right-of-Way Use Permit.~~

~~c. Gateway Feature Entrance Signs shall not block site lines or impede safe American with Disabilities Act (ADA) access.~~

~~Figure 16: Gateway Feature Entrance Signs Illustrative Examples~~



* * *

Sec. 30.10.14. Overlay Areas of the Urban Centers and Corridors Overlay.

30.10.14.1. Creation of Overlay Areas.

(a) The Seminole County Comprehensive Plan requires the Core Area be established within the Land Development Code.

(b) This section establishes the criteria for the Core Area.

(c) 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.

(d) 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.

30.10.14.2. Purpose.

The purpose of the Core is to:

(a) Encourage phased, infill, and redevelopment in a compact and walkable form;

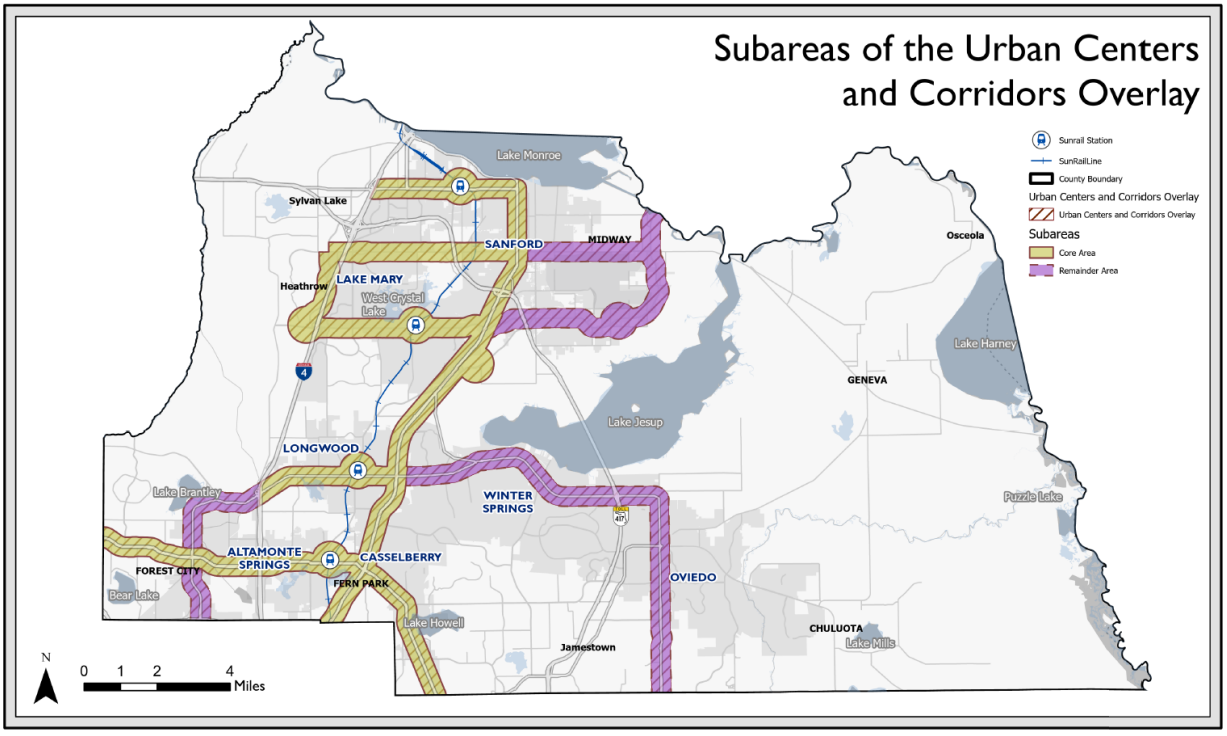
(b) Promote a mix of jobs and housing;

(c) Support multimodal transportation and reduce sprawl; and

(d) Incentivize affordable and workforce housing by the private sector.

30.10.14.3. Core Area Map.

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.



Core Area Overlay Map

PART 11. PARKING AND LOADING REGULATIONS

* * *

Sec. 30.11.4. Parking reductions and exceptions.

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:

(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:

(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.

~~(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.~~

~~(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.

(b) ~~For existing developed properties on small sites when granting such a variance would preserve existing infrastructure:~~

~~(1)~~ For existing developed properties of less than three (3) acres when granting a variance would preserve existing infrastructure: if complying with the requirements of this Part would render the property unusable for the continuation of uses similar to the historic use of the property or require demolition of existing buildings to achieve an economically viable use, the Development Services Director may grant a reduction in parking or parking lot landscaping requirements sufficient to continue economic viability of the property without the need to demolish buildings on the property or adjacent sites.

* * *

~~**Sec. 30.11.5. Electrical vehicle (EV) readiness.**~~

~~30.11.5.1 Purpose. The requirements of this Part are intended to provide electric vehicle charging abilities distributed throughout the County to serve public mobility needs, prepare for emerging electric vehicle technologies, improve air quality, and achieve County sustainability goals.~~

~~30.11.5.2 Applicability. The requirements of this Part shall apply to new development or substantial enlargement of structures. Only the new parking spaces added as part of a substantial enlargement are subject to the requirements of this Section.~~

~~30.11.5.3 General Requirements.~~

~~(a) EV Readiness requirements are categorized in two levels as follows:~~

~~(1) EV Capable: These parking spaces prepare for future Electric Vehicle Supply Equipment (EVSE) installation by providing dedicated electrical capacity sufficient for Level 2 charging or greater and conduit to the EV Capable space. These spaces do not require wiring to the space or a receptacle.~~

(2) EVSE Installed: These parking spaces are reserved for EVs and provide drivers the opportunity to charge electric vehicles using EV charging stations rated sufficient for Level 2 charging or greater. These spaces should be installed per the requirements of the National Electrical Code (NFPA 70) as adopted and amended by the State of Florida.

30.11.5.4 Number of Spaces Required.

(a) The EV parking requirements are based on a percentage of the minimum required parking spaces of this Part.

TYPE	EV Capable**	EVSE Installed (threshold)**
Certified Affordable Multi-Family Housing	20%	N/A
Structured Parking (except Certified Affordable Multi-Family Housing)	20%	2% (requirement begins at 50 spaces)
Surface Parking:		
Multi-Family and Hotel	20%	2% (requirement begins at 50 spaces)
Commercial* (office, retail, and public, recreational & institutional uses)	10%	2% (requirement begins at 250 spaces)
Industrial (employee parking only)	10%	2% (requirement begins at 250 spaces)
*Commercial projects for fuel retailers in which automotive services is the primary use are excluded from requirements contained in this Section. **All partial space requirements are rounded down. Percent of required parking spaces.		

30.11.5.5 Location.

(a) For Planned Developments and major PD amendments, the number of EV Capable and EVSE Installed required spaces must be indicated on the MDP and placement must be identified during the final engineering/site plan approval. For all other projects the placement of the EV Capable and EVSE Installed required spaces must be identified during the final engineering/site plan approval process.

30.11.5.6 Design.

(a) Charging equipment must be mounted on the wall or on a structure at the end of the electric vehicle parking space provided.

~~(b) No charging devices may be placed within the dimensions of a space, on the sides, or entrance to a space.~~

~~(c) When cords and connectors are not in use, they shall be retracted or stored sufficiently high above the pedestrian surface and the parking lot as to prevent conflicts with pedestrians and vehicles.~~

~~(d) Cords, cables, and connector equipment shall not extend across the path of travel in any sidewalk or walkway.~~

~~(e) Equipment mounted on structures such as pedestals, lighting posts, bollards, or other devices shall be located in a manner that does not impede pedestrian, bicycle, or transit travel.~~

~~(f) Alternative designs may be approved by the Planning Manager.(g)Additional landscape screening may be required for mechanical equipment such as transformers associated with charging equipment, consistent with mechanical equipment screening requirements.~~

~~**30.11.5.7 Accessibility.** A minimum of one (1) EVSE Installed space must be ADA accessible. For projects with more than 25 EVSE installed spaces, additional accessible stations must be provided at a rate consistent with accessibility standards for general parking.~~

~~**30.11.5.8 Signage.** All EVSE Installed parking spaces shall be designated with signage consistent with MUTCD standards.~~

* * *

Sec. 30.11.7. Miscellaneous design standards.

(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.

(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.

(c) Setbacks and clearance of residential garages.

(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

(2) Garage doors facing a rear alley

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:

1. Less than eight (8) feet or;

2. More than twenty (20) feet.

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

(3) Attached single-family units with garages on public streets are required to be served by an alley regardless of unit size, unless otherwise approved by the Board of County Commissioners. On private streets, the Development services director may waive this based on compatibility with surrounding area and configurations of the lots.

* * *

PART 13. SIGN REGULATIONS

* * *

Sec. 30.13.3. Sign standards.

(a) On-premise permanent signs.

(1) ~~Permanent.~~ In general.

a. ~~*Point of sale.*~~ Maximum copy area.

~~1.~~ Maximum allowable copy area for wall and ground/pole signs, unless otherwise specified, shall be a total sign area of two (2) square feet for each linear foot of primary building frontage. 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, unless prohibited by ~~located within~~ a special overlay district.

~~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.

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.

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.

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.

e. Visibility. No freestanding sign shall extend or be located within the sight triangle.



(2) Freestanding signs.

a. ~~3.~~ Ground/Pole Signs.

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 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.

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).

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.

4. ~~dd.~~ The sign 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~~ (10) feet ~~to~~ from the property line.

5. 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 (⅔) 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.

~~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.~~

b. Shopping center signs.

1. 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:

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.

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.

2. 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.

~~b.~~c. Subdivision signs.

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)~~ five (5) feet from ~~any intersection of the street right-of-way~~ the property line, and located outside of any Sight Distance Triangle.

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.

~~c.~~d. *Flags.* 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.

e. Wayfinding Signs.

1. Internal development wayfinding signs may provide location maps, directions, general information and special notices to add liveliness of the development.

2. One (1) sign is permitted per access point or internal driveway intersection.

3. If less than four (4) square feet, wayfinding signs do not count towards maximum sign copy area.

Figure 13.3A Wayfinding Signs Illustrative Examples



(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



(4) Window graphics and signs.

a. Window graphics and signs may be used in conjunction with other signs;

b. 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.

Figure 13.3E Window Signs Illustrative Examples



(5) Blade signs.

a. Blade signs may be used in conjunction with wall signs;

b. Blade signs shall be permitted for uses allowed in the Commercial and Industrial Districts;

c. Only one blade sign per establishment is permitted;

d. 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;

e. 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.

Figure 13.3F Blade Signs Illustrative Examples



~~(2)~~(b) On-premise *Temporary* signs.

~~a.~~(1) *Trailer signs.*

~~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.

~~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.

~~3.~~c. The placement of a trailer sign in a parking space that is required to meet the minimum parking requirements shall be prohibited.

~~4.~~d. The placement of a trailer sign in the public right-of-way will be cause for the revocation of the permit.

~~5.~~e. 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.~~f. Trailer signs shall be limited to commercial and industrial districts.

~~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.

~~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.

~~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.

~~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.

~~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 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.

~~b.~~(2) *Real estate signs.*

~~1.~~a. 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.~~b. 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.~~c. 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.~~d. In commercial, agricultural, and industrial districts, real estate or combination real estate and subdivision signs shall not exceed three hundred (300) square feet.

~~5.~~e. 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.~~f. The maximum height of the sign structure shall not exceed fifteen (15) feet above the elevation of the crown of the road.

~~e.~~(3) *Construction signs.*

~~1.~~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.

~~2.~~b. Such signs must be set back in accordance with the building setback requirements of the district.

~~d.~~(4) *Banners, pennants, balloons, streamers, and similar displays.* Banners, pennants, balloons, streamers, and similar displays shall be allowed:

~~1.~~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.

~~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.

~~e.~~(5) *Motor vehicle sign.* A motor vehicle sign as hereinbefore defined shall not be parked and left unattended when utilized primarily as a means of promotion or advertising.

~~f.~~(6) *Inflatable advertisement.* 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.

~~g.~~(7) *Signs to mitigate impacts of road construction projects.* 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 construction has permanently ceased for the road construction project as determined by the Planning Manager in conjunction with the County Engineer.

~~(b)~~(c) *Off-premise signs.*

(1) ~~*Permanent.*~~ Outdoor advertising signs

~~a. *Outdoor advertising signs.*~~

~~1.~~a. Shall be permitted as specified in the applicable zoning classifications.

~~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 buffer~~yard~~. The landscaped buffer~~yard~~ 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.~~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.

~~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.

~~5.~~e. "V" signs are permitted, provided they are constructed with an inner angle not to exceed thirty (30) degrees.

~~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.

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.

~~b.~~(2) *Public information signs.* 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:

~~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.

~~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.

~~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.

~~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.

~~c.~~(3) *Advertising benches and shelter.* 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:

~~1.~~a. Location, size, and construction of benches and shelters;

~~2.~~b. Permitting and removal procedures; and

~~3.~~c. Maintenance and insurance responsibilities of permit holder.

~~(2) *Temporary.*~~

~~a.~~(4) *Special event signs.* Special event signs may be displayed a maximum of seven (7) days following the event.

* * *

Sec. 30.13.5. Prohibited signs.

The following signs are prohibited:

~~(1)~~(a) Snipe signs.

~~(2) Freestanding signs.~~

~~(3) Any sign containing statements, words, or pictures of an obscene nature~~

~~(4)~~(b) Any sign which obstructs the view in any direction at a street, road, or access drive.

~~(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.~~

~~(6)~~(c)Banners, pennants, flags, balloons and similar displays, unless otherwise provided for in this Part.

Sec. 30.13.6. Nonconforming signs.

Any sign which conformed to the existing zoning regulations when erected and subsequently is declared nonconforming due to the enactment of this Part or any amendment to the zoning regulations may continue in place subject to the following provisions:

(a) Outdoor advertising signs.

(1) Signs that are nonconforming due to zoning may not be moved, structurally altered, or repair work accomplished that would require replacement of more than fifty (50) percent of any one (1) sign's supporting members without complying with all provisions of this Part.

(2) Signs that are nonconforming on the effective date of Ordinance 90-9 (April 24, 1990), due to size, height or construction requirements shall be brought into compliance with the size, height and construction standards set forth in this Code prior to February 1, 2001.

(3) Notwithstanding anything provided in subsection (2) to the contrary, in furtherance of Section 479.15, Florida Statutes, this Section shall not require the alteration or removal of any signs declared nonconforming by this Part that were lawfully erected along any portion of the interstate or federal-aid primary highway system. Provided, however, that an applicant for a permit to construct a new sign located adjacent to the interstate or federal-aid primary highway system or to rebuild a previously nonconforming sign located adjacent to the interstate or federal-aid primary highway system shall construct the sign in accordance with the standards of this Part.

(b) ~~Point of sale signs.~~ All other nonconforming signs.

(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.

(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.

(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.

(4) All nonconforming banners, pennants, flags, balloons, streamers, wind driven devices and similar displays shall be removed prior to June 1, 1990.

(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.

* * *

Sec. 30.13.16. RP ~~and OP~~ signage regulations.

~~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.~~

Freestanding signs are limited to a maximum of twenty-four (24) square feet.

(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.

(b) Directory sign. A directory sign not intended or designed to be read from a roadway may be permitted within the office complex.

(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.

* * *

PART 14. LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE

Sec. 30.14.1. General Purpose and water efficient landscaping criteria~~, intent, and definitions~~.

(a) The purpose of this Part, in general, is to provide for quality community character, to shade impervious surfaces, to protect against potential land use conflicts, and to define logical areas for pedestrian and vehicular circulation.

The purpose of the water-efficient landscaping criteria included herein is to establish minimum standards for the development, installation, and maintenance of all landscaped areas required by this Code without inhibiting creative landscape design. Specific water conservation measures are required, such as the preservation of existing natural vegetation when appropriate. The establishment of these minimum requirements and the encouragement of resourceful planning are intended to protect and preserve the appearance, environmental quality, character, and value of surrounding neighborhoods and thereby promote the public health, safety and general welfare of the citizens of Seminole County.

(b) Creative site development concepts shall be used in order to promote water conservation. Water-conserving site development concepts may include, but are not limited to:

(1) The preservation of existing plant communities;

(2) The use of native plant species;

(3) The re-establishment of native plant communities;

(4) The use of drought-tolerant plant species;

(5) The use of site-specific plant materials;

(6) The design, installation, and maintenance of irrigation systems that eliminate the waste of water due to over-application or loss from damage;

(7) The use of shade trees to reduce transpiration rates of lower-story plant materials;

(8) Placement of vegetation in such a way that promotes energy conservation through shading;

(9) The use of pervious paving materials;

(10) The use of water efficiency in landscaping;

(11) Other environmentally sensitive site development concepts.

(c) Vegetation protection and preservation objectives are intended to:

(1) Reduce the use of irrigation water in open space areas by promoting the preservation of existing plant communities;

(2) Prevent the removal of existing vegetation in advance of the approval of land development plans;

(3) Prevent the removal of existing vegetation when no replacement vegetation plan has been prepared for the site.

(d) To achieve the objectives of these land development regulations, this Code incorporates six (6) basic principles of water-efficient landscaping. These principles are set forth below for the purpose of giving guidance and direction for administration and enforcement:

(1) Planning and design;

(2) Appropriate plant selection;

(3) Practical turf areas;

(4) Efficient irrigation;

(5) Use of mulches;

(6) Appropriate maintenance.

(e) The provisions of this Part shall apply to all real property situated within the unincorporated areas of Seminole County that are required to be landscaped by this Code.

Sec. 30.14.2. Open space.

30.14.2.1 Purpose and Applicability.

(a) 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.~~

(1) active and passive recreation for residents, employees, and visitors of the development;

(2) conservation and restoration of natural systems and wildlife habitats; and

(3) preservation of community character through views of vegetation and natural features.

(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.

~~(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.~~

~~(d)~~(c) 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:

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%
PD	25%
PLI	25%
RC-1	-
R-1AAAA	-
R-1AAA	-
R-1AA	-
R-1A	-
R-1	-
R-1B	-
R-1BB	-
R-2	-
R-3	25%
R-3A	25%
R-4	25%
RM-1	25%

RM-2	25%
RM-3	25%
RP	25%
UC	25%

~~30.14.2.2 Nonresidential Open Space.~~

~~(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.~~

~~(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.~~

~~(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.~~

~~(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:~~

~~(1) The pond shall be sodded or dressed with equivalent ground cover; and~~

~~(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.~~

(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.

(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.

(e) Natural lakes may be counted toward the minimum required open space area subject to the limitation in paragraph (g) below and the following criteria:

(1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and

(2) The lake shall be accessible to all employees or visitors and shall include other amenities including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.

(f) Conservation areas, defined for the purposes of this Part as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to limitations specified in paragraph (g) below.

(g) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.

(h) Site features noted in Section 30.14.2.5 may also be counted as open space.

30.14.2.3 Residential Open Space.

(a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and

shall have either an aesthetic or recreational function that shall not conflict with other site features required by this Code.

(b) Open space shall be located entirely within the boundaries of the project. In no case shall the required open space occupy any portion of a privately owned residential lot.

(c) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval.

(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use.

(e) Where intervening properties separate a dwelling unit from an open space area, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic to minimize the need to cross or travel on roads carrying motorized vehicles.

(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. 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.~~

~~(g) Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association.~~

~~(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:~~

~~(1) The pond shall be sodded or dressed with equivalent ground cover.~~

~~(2) The pond shall have no greater than a 4:1 slope with no fencing.~~

~~(3) The pond shall have a curvilinear shape simulating a natural water body.~~

~~(4) Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.~~

~~(5) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.~~

~~(6) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.~~

~~(7) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features:~~

a. Fountain

b. Stabilized walking path

c. Exercise equipment

d. Benches for seating

e. Tot lot or mini-park

(i) Natural lakes may be counted toward the minimum area requirement subject to the limitations in paragraph (k) below and the following criteria:

(1) The lakeshore shall be accessible to all residents, and shall include one or more visual or recreational amenities including, but not limited to, trail facilities, boardwalks, fountains, and picnic tables.

(2) Only that portion of a lake that lies within the legal description of the project may count toward the required open space.

(j) Conservation areas, defined for the purposes of this Part as the 100-year floodplain or wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum area requirement subject to limitations specified in paragraph (k) below.

(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.

(l) Required landscaped areas and buffers may not be credited toward the required open space area.

(m) Site features noted in Section 30.14.2.5 may also be counted as open space.

30.14.2.4 Infill, Redevelopment, and Mixed-Use Open Space.

~~(a) The purpose of open space in infill development, redevelopment, and mixed use developments is to provide areas for supplemental landscaping; buffering; recreational or aesthetic amenities; stormwater retention; aquifer recharge; and/or preservation of natural resources.~~

~~(b) Open space shall be located entirely within the boundaries of the project. Open space may include: landscaping and buffers; recreational facilities and amenities accessible to all users of the site; recreational facilities and amenities accessible only to residents; stormwater facilities; and areas providing for natural resource protection.~~

~~(c) Types and locations of open space shall be clearly shown on a development plan prior to approval by Seminole County.~~

~~(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this requirement when the developer proposes a major recreational facility that will provide at least fifty (50) percent of the required open space for development.~~

~~(e) Open space areas shall not be fenced, unless necessary for safety reasons, and shall not contain mechanical units and equipment, storage areas, or other service-related functions.~~

~~(f) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:~~

~~(1) The pond shall be sodded or dressed with equivalent ground cover; and~~

~~(2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part.~~

(g) Required open space within infill development, redevelopment, or mixed-use development, which serves primarily the residential portion of a development, shall be platted as a common area and shall be owned and maintained by a homeowner association or other entity which is capable of maintaining the function of the open space, as determined by the Development Services Director. Required open space within infill development, redevelopment, or mixed-use development which serves primarily the nonresidential portion of the development shall be owned and maintained by a property owners' association.

(h) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space area.

(i) Open space shall be continuous wherever possible, shall be accessible to all uses within a development when practical and safe, shall contain pedestrian amenities (including lighted, accessible walkways with shade trees), and shall include lighted public plazas serving structures that contain retail and/or office uses. Public plazas shall contain benches with shade trees or permanent coverings.

(j) Selected facilities located indoors or on rooftops may be permitted where they serve as amenities when available for use and enjoyment by all residents or users of a development. Excluded from eligibility as credited open space are theaters, restaurants, religious facilities, and retail, commercial uses.

(k) Site features noted in Section 30.14.2.5 may be counted as open space.

30.14.2.5 Permitted Open Space Features.

Feature	Nonresidential Open Space	Residential Open Space	Mixed Use Infill, Redevelopment
100-year floodplain	Y*	Y*	Y*
Borrow pits	Y**	Y**	Y**

~~Clubhouse/admin. Offices fitness center~~	~~N~~	~~Y~~	~~Y~~
~~Curated art museums/galleries~~	~~N~~	~~N~~	~~Y~~
~~Decorative fountain, Interactive fountain~~	~~Y~~	~~Y~~	~~Y~~
~~Fitness center internal to the residential portion of a development~~	~~N~~	~~N~~	~~Y~~
~~Lakes~~	~~Y*~~	~~Y*~~	~~Y*~~
~~Outdoor exercise trail~~	~~Y~~	~~Y~~	~~Y~~
~~Outdoor dining/seating areas not limited to patrons of a single business~~	~~Y~~	~~N~~	~~Y~~
~~Outdoor recreation facilities~~	~~Y~~	~~Y~~	~~Y~~
~~Outdoor sculpture garden~~	~~Y~~	~~Y~~	~~Y~~
~~Outparcels~~	~~N~~	~~N~~	~~N~~
~~Parking lots~~	~~N~~	~~N~~	~~N~~
~~Paved jogging and bicycling path~~	~~Y~~	~~Y~~	~~Y~~
~~Plant conservatory~~	~~N~~	~~N~~	~~Y~~
~~Platted residential lots~~	~~—~~	~~N~~	~~N~~
~~Power line easements~~	~~Y~~	~~Y****~~	~~Y~~
~~Power line easements or R/W containing trails or similar rec. amenities~~	~~Y~~	~~Y~~	~~Y~~
~~Private roads~~	~~N~~	~~N~~	~~N~~
~~Public plazas with benches and shade trees~~	~~Y~~	~~Y~~	~~Y~~
~~Public road R/W~~	~~N~~	~~N~~	~~N~~
~~Required buffer areas~~	~~Y~~	~~N~~	~~Y~~
~~Retention (amenitized per Code)~~	~~Y~~	~~Y~~	~~Y~~
~~Retention (not amenitized)~~	~~N~~	~~N~~	~~N~~
~~Green roof or rooftop garden with pedestrian access, rooftop recreational features such as swimming pools~~	~~Y~~	~~Y***~~	~~Y~~
~~Upland common areas less than 40' in width, without pedestrian, bicycle, or horse trails~~	~~Y~~	~~N~~	~~Y~~
~~Upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails~~	~~Y~~	~~Y~~	~~Y~~
~~Upland common areas exceeding 40' in width~~	~~Y~~	~~Y~~	~~Y~~
~~Utility easements~~	~~Y~~	~~Y~~	~~Y~~
~~Wetlands~~	~~Y*~~	~~Y*~~	~~Y*~~

~~Table notes:~~

~~Y = Permitted to be counted toward area requirements.~~

~~N = Not permitted to be counted toward area requirements.~~

~~*Floodplains, wetlands, and lakes, together or separately, shall be limited to fifty (50) percent of total open space requirement for any development.~~

~~**Borrow pits may count as open space only if sodded, landscaped, and/or configured as a water feature in compliance with Section 65.8(l).~~

~~***Permitted in residential developments of five (5) or more units per net buildable acre, where such facilities are located on common property and accessible to all residents.~~

~~****If allowed by utility company.~~

30.14.2.2 Open Space in General.

(a) Open space shall be located entirely within the boundaries of the development. For residential subdivisions, in no case shall the required open space occupy any portion of a residential lot.

(b) Open space shall be maintained to preserve its required function(s) as follows:

(1) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner.

(2) Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners' or homeowners' association.

(c) Types and locations of open space shall be clearly shown on the site plan, or earlier as otherwise required by this code.

30.14.2.3 Types of Open Space.

(a) Site features noted in Table 2.3: Permitted Types of Open Space may be counted as required open space subject to the criteria specified in (b)-(h) and all other standards of this section:

Table 2.3: Permitted Types of Open Space
100-year floodplain
Borrow pits
Clubhouse / fitness center / pool
Lakes
Landscaped upland areas
Public plazas
Required buffer areas except in single-family residential subdivisions
Retention areas
Undisturbed upland areas
Utility easements
Wetlands

(b) Lakes, wetlands, retention areas, and buffers combined may account for a maximum of fifty (50) percent of the required Open Space; except that for non-residential developments of one (1) net buildable acre or less, only natural lakes and wetlands combined may account for the maximum of fifty (50) percent limitation and retention areas and buffers may account for up to one hundred (100) percent of the required open space.

(c) Natural lakes may be counted toward the minimum required open space, subject to the limitation in paragraph (B) and the following criteria:

(1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and

(2) The lake shall be accessible to all residents, employees, and/or visitors and shall include other amenities, including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.

(d) Stormwater retention ponds may be counted toward the minimum required open space, subject to the limitation in paragraph (B) and the following criteria:

(1) The pond shall be accessible to all residents, employees and/or visitors.

(2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos.

a. The pond shall have a curvilinear shape simulating a natural water body.

b. The pond shall have no steeper than a 4:1 slope with no fencing.

c. The pond shall be sodded or dressed with equivalent ground cover.

d. Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.

e. The pond and/or adjacent area shall include a minimum of two of the following features when adjacent to a wet pond. When adjacent to a dry pond in a residential project, a total of four of the following features shall be required:

1. Fountain

2. Stabilized walking path

3. Exercise equipment

4. Benches for seating

5. Tot lot or mini-park

6. Nature interpretation stations

7. Pavilion or other shaded structures

8. Other features in addition to, or substituting for, the aforementioned may be approved by the Development Services Director if consistent with the intent of this Part.

f. A littoral zone with plantings is required for wet ponds.

1. Littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Multiple planting depth zones are required.

2. Landscape plans shall be reviewed and approved by the Natural Resource Officer or designee.

(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.

(E) Dry compensating storage areas may be counted towards open space upon a determination by the Development Services Director that the area will be designed as part of a park and serve a recreational purpose most of the year. Such areas are not subject to the limitations of paragraph (B).

(F) Borrow pits must be sodded, landscaped, and/or configured as a water feature in compliance with Section 65.8(I).

(G) Utility easements can be counted as required open space only if allowed by the utility company benefitting from the easement.

30.14.2.4 Standards for Open Space.

Areas dedicated as open space must be accessible to all intended users of the development or the portion of the development for which the open space is counted.

If an applicant intends to limit a portion of the open space to a particular group of users, then the development must separately demonstrate compliance with open space requirements for the portion of the development that will not have access to the limited open space.

Open space within a development must meet the following dimensional standards:

(a) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement.

(1) Open space at least twenty (10) feet in width containing paved or stabilized paths for pedestrians and/or bicycles or horse trails shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development or connected to off-site recreation trails.

(2) Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.

(3) Open space adjacent to a water body must be a minimum of twenty (20) feet in width measured from the top of the berm to any public right of way, lot line, fence, or building area.

(4) If less than seven thousand five hundred (7,500) square feet of open space is required, then all provided open space must be contiguous.

(b) Open space shall not be fenced, except where otherwise noted, unless necessary for safety reasons, such as:

(1) Dog parks and playgrounds may be fenced for safety purposes.

(2) Pools or other areas that must be fenced as required by state regulations.

(3) Railings and other decorative features that are not intended to limit access are permitted.

(c) Open space areas shall not contain storage areas or other service-related functions,

(d) Open space areas shall not contain mechanical units and equipment, unless a determination is made by the Development Services Director that such equipment is de minimis and not disruptive to the intended function of the open space.

(e) Allowable features within recreational open space include but are not limited to:

(1) Paved jogging and bicycling path;

(2) Outdoor dining/seating areas not limited to patrons of a single business;

(3) Outdoor recreation facilities;

(4) Outdoor sculpture garden;

(5) Decorative fountain, Interactive fountain;

(6) Benches and shade; and

(7) Plant conservatory.

30.14.2.5 Use specific open space conditions.

(a) For single-family residential developments, the following conditions apply:

(1) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least twenty-five (25) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is

completed and available for use, unless the facility was not included in the overall open space calculation.

(2) Where intervening properties separate a dwelling unit from an area dedicated as open space, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic to minimize the need to cross or travel on roads carrying motorized vehicles.

(b) For multi-family, the following condition applies:

No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this requirement when the developer proposes a major recreational facility that will provide at least fifty (50) percent of the required open space for development.

~~**Sec. 30.14.3. Buffering.**~~

~~30.14.3.1 Plant groups. Landscaping materials and configurations will vary depending on the purpose and intent of the landscape treatment. A plant group is a selection of plants that are intended to provide a standard volume of landscaping from ground level to the top of the canopy. When closely planted, a dense barrier is created. The following table shows the various plant groups that may be used to meet the landscaping requirements of this Part, including minimum size at the time of planting. Each plant grouping has the same screening potential in terms of total plant mass; however, some have limits on where they may be used.~~

~~Plant Group Options~~	~~Number~~	~~Plant Type~~
~~Plant Group A (Basic)~~	~~1~~	~~Canopy~~
	~~1~~	~~Understory~~
	~~1~~	~~Evergreen~~
	~~11~~	~~Shrubs~~
~~Plant Group B (Basic)~~	~~1~~	~~Canopy~~
	~~2~~	~~Understory~~

	~~17~~	~~Shrubs~~
~~Plant Group C (Height Restricted)~~	~~5~~	~~Understory~~
	~~16~~	~~Shrubs~~
~~Plant Group D (Basic)~~	~~3~~	~~Evergreen~~
	~~1~~	~~Understory~~
	~~13~~	~~Shrubs~~
~~Plant Group E (Low Level Visibility)~~	~~2~~	~~Canopy~~
	~~4~~	~~Shrubs~~

~~Note: See Section 30.14.16(b)(1) and (2) for minimum size at planting.~~

Sec. 30.14.4.~~3.~~ Buffering requirements in general.

(a) Buffers are described in terms of required opacity, or the degree of screening between two (2) adjoining uses or activities. An opacity of 0.1 screens ten (10) percent of an object, while an opacity of 1.0 completely obscures the object from view during summer months after all required plants have reached maturity.

(b) Buffers shall be located on the outer perimeter of a development site but entirely within the property bounds of such site and shall not include right-of-way or areas that will be dedicated as right-of-way. Buffers may be placed within utility easements, subject to verification that the dedicated use of the easement does not conflict with the function of the buffer. The owner of the property shall be responsible for replacement of landscape materials damaged or removed by the placement or maintenance of utilities within such easements.

(c) Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director.

(d) Buffers are required for the following situations:

(1) For new development adjacent to existing development, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the land use intensity of the adjacent use(s). Required opacities are shown in Section ~~30.14.7(a)~~ 30.14.5(a). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~ 30.14.7.

(2) For new development adjacent to vacant land, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the Future Land Use designation of the adjacent property as established by the Seminole County Comprehensive Plan. Required opacities are shown in Section ~~30.14.7(b)~~ 30.14.5(b). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~ 30.14.7.

(3) For new development adjacent to roads and right-of-way, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the functional classification of the road or right-of-way, unless otherwise provided in this code. An unimproved right-of-way shall be assumed to contain the most intense road classification for which it was designed. Required opacities are shown in Section ~~30.14.7(c)~~ 30.14.5(c). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~ 30.14.7.

(4) Landscape buffers for parking lots shall be provided in accordance with Section 30.14.8.30.14.10.

(5) Landscape buffers for storage or loading areas that represent a special nuisance shall be provided in accordance with Section 30.14.9.30.14.11.

(e) Existing natural vegetation may be used in place of a required wall, fence, and/or landscaping where such vegetation consists of canopy and understory trees that meet the minimum buffer component requirements and is of sufficient density to provide one hundred (100) percent opacity to a height of six (6) feet. The landscape plan for the development shall include protection measures to preserve the natural buffer area during and after site development. Nothing provided in this paragraph shall prohibit the removal of invasive species.

~~(f) Buffer criteria varying from the requirements of this Part may be authorized by the Board of County Commissioners through approval of a Master Development Plan within the Planned Development (PD) zoning District in accordance with Sec. 30.8.5 or through approval of a special exception under Sec 30.3.1.5. Variations from the provisions of this Part may reduce or increase required opacities, or specify alternative buffer concepts, as appropriate to the site under consideration. In all cases, the relevant Board shall find that approved variations ensure compatibility between adjoining land uses and are consistent with the Comprehensive Plan.~~

~~Sec. 30.14.5. Standard bufferyards and permitted adjustments.~~

~~(a) The criteria in the table below shall achieve required opacity levels for bufferyards specified in Section 30.14.7.~~

~~Opacity~~	~~Standard Bufferyard Width (ft.)~~	~~Number of Plant Units Groups per 100 feet~~	~~Structure Enhancement Required~~	~~Eligible for Adjustments**~~
~~0.1~~	~~10~~	~~1.00~~	~~None~~	~~No~~
~~0.2~~	~~10~~	~~2.00~~	~~None~~	~~No~~
~~0.2 (parking buffer)~~	~~10~~	~~1.00~~	~~3' masonry wall~~	~~No~~
~~0.3~~	~~15~~	~~2.60~~	~~None~~	~~Yes~~
~~0.4~~	~~15~~	~~2.25~~	~~3' hedge~~	~~Yes~~
~~0.5~~	~~25~~	~~2.70~~	~~6' masonry wall***~~	~~Yes~~
~~0.6~~	~~25~~	~~3.50~~	~~6' masonry wall***~~	~~Yes~~

0.7	40	2.90	6' masonry wall***	Yes
0.8	50	3.20	6' masonry wall***	No
0.9*	50	3.20	6' masonry wall	No
1.0*	50	3.80	6' masonry wall	No

Notes:

*These buffers only occur where nuisance buffers are required by Section 30.14.9.

**Subject to approval by the Development Services Director.

***Adjacent to a street, may be reduced to three (3) foot metal decorative fence and three (3) foot hedge. The Development Services Director may waive segments of any required fence or wall in order to ensure visibility of traffic for safety purposes.

(b) Required buffers may be adjusted to add or subtract land area, or to modify specific requirements for structures or landscape plantings. Such adjustments, where permitted, shall be assumed to maintain the required opacities under Sections 30.14.7. These adjustments may be made at the option of the applicant in order to make more efficient use of available land or to address other site design issues requiring greater flexibility in Code requirements; however, the Development Services Director may deny any proposed adjustment upon a finding that it would significantly impair the screening function of the required buffer.

Permitted bufferyard adjustments shall be as follows:

(1) Increased Buffer Widths. Bufferyards exceeding the standard widths established in paragraph (a) above shall permit a reduction in landscape planting requirements. This reduction shall be applied equally to all plant types specified within the formula for the applicable plant group. In certain cases, the required buffer enhancement may be reduced as a result of increased buffer width. Adjusted buffer enhancement and planting requirements are as shown below:

~~Opacity~~	~~Buffer Width (ft.)~~	~~Number of Plant Groups per 100 feet~~	~~Enhancement Required~~
~~0.4~~	~~20~~	~~2.00~~	~~None~~
~~0.5~~	~~35~~	~~2.25~~	~~3' hedge~~
~~0.6~~	~~35~~	~~2.70~~	~~3' hedge~~
~~0.7~~	~~55~~	~~2.25~~	~~3' hedge~~

~~(2) Reduced Buffer Widths. Buffers having less than the standard widths established in paragraph (a) above shall be subject to an increased landscape planting requirement. This increase shall be applied equally to all plant types specified within the formula for the applicable plant group. An upgrade in buffer enhancement features shall also be required. Adjusted buffer enhancement and planting requirements are as shown below:~~

~~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~~
~~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.~~			

Sec. 30.14.~~6.~~4. Determination of land use classifications and intensities.

(a) This Section classifies uses according to their potential impacts on surrounding properties. The impacts of higher intensity may include greater impervious surface coverage, causing increased stormwater runoff and reduced open space; increased bulk and height of buildings; increased traffic with associated noise and congestion; signs and exterior lighting visible from neighboring property; and late hours of operation. Under these regulations, a developer may either build at a lower intensity that minimizes nuisances to neighbors, or provide a ~~denser buffer~~ higher opacity if the land is developed at a greater intensity.

The range of intensity classes available to a use does not affect whether the use can locate on a site, but only how the use develops on that site. For example, an office use may meet the standards of any ~~of~~ land use intensity ~~classes~~ ratings V through IX, depending on building and site design. Performance standards are specified for each land use intensity ~~class~~ rating. Exceeding any single standard in a~~n~~ land use intensity ~~class~~ rating moves a use to the next higher intensity ~~class~~ rating.

(b) All land uses permitted by this Code are assigned a land use category for the purpose of determining buffering requirements. This classification system separates uses on the basis of the type and degree of "nuisance" or negative impact a use is likely to impose on adjacent properties. All uses within a use category are considered to have an equivalent impact on neighboring uses.

(c) A particular development or proposed development shall be assigned an intensity rating according to the table in paragraph (d) of this Section. Each land use category established in the table has one or more possible intensity ratings, depending on the specific characteristics of the site. The intensity rating for any site shall be determined by the elements that most appropriately measure intensity for a given land use category, such as, but not limited to, the impervious surface ratio (ISR), hours of operation, building height, ~~the floor area ratio (FAR),~~ and density.

~~The most extreme value for any measurement shall determine the intensity rating of the site.~~ To determine the site's land use intensity rating, the site's elements must fit within the parameters of the elements listed within the land use category. If the measurement of any listed element exceeds the amount within the land use intensity rating, the intensity rating shall increase

to the next rating (II-IX). For example, the table below shows that an office or general commercial use has possible land use intensity ratings of V, VI, VII, VIII, and IX.

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
Office General Commercial and office										
FAR					0.20	0.25	0.50	0.75	0.75+	
Height (feet)					15	25	35	50	50+	
Hours of Operation					7 a.m.- 9 p.m.		Unlimited			
Height/Setback					0.66	1.0	2.0	> 2.0		

An single-story office development having building height of fifteen (15) feet an FAR of no more than 0.20 would have an intensity rating of V. However, a site with the same FAR building height with a building height greater than twenty-five (25) feet and no more than thirty-five (35) feet hours of operation exceeding 7 a.m.- 9 p.m. would have an intensity rating of VII.

(d) A particular development or proposed development shall be assigned an intensity rating according to the table:

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
Rural/Agricultural (East Rural Area Only)										
Gross Density	0.33									
Residential										
Gross Density		4.00	7.0	10.0+		7.00	8.50	10.00	12.00	12.00+
Office										
FAR					0.20	0.25	0.50	0.75	0.75+	
Height (feet)					15	25	35	50	50+	
Height/Setback					0.66	1.0	2.0	> 2.0		

General Commercial and office										
~~FAR~~					~~0.15~~	~~0.20~~	~~0.25~~	~~0.35~~	~~0.50~~	~~0.50+~~
Height (feet)					15	~~20~~25	~~25~~ 35	~~35~~ 50	50+	~~50+~~
Hours of Operation					7 a.m.- 9 p.m.		Unlimited			
~~Hours of Operation~~					~~7:00 a.m. 9:00 p.m.~~			~~Unlimited~~		
~~Height/Setback~~					~~0.5~~	~~0.66~~	~~1.0~~	~~2.0~~	~~> 2.0~~	~~—~~
Heavy Commercial										
~~FAR~~							~~0.25~~	~~0.35~~	~~0.50~~	~~0.50+~~
Height (feet)							25	35	50	~~50+~~
Hours of Operation							7:00 a.m. — 9:00 p.m.	Unlimited		
~~Height/Setback~~							~~1.0~~	~~2.0~~	~~> 2.0~~	~~—~~
Light Industrial										
ISR							0.5	~~0.5.~~75	0.75+	~~0.75~~
Height (feet)							35	~~35~~ 50	50+	~~50+~~
Hours of Operation							7:00 a.m. — 9:00 p.m.	~~7:00 a.m. 9:00 p.m.~~ Unlimited		~~Unlimited~~
~~Height/Setback~~								~~0.66~~	~~1.0~~	~~1.0+~~
Heavy Industrial									all	~~all~~
Outdoor Recreation										
ISR		0.20	0.35	0.50	~~0.60~~ 0.70	~~0.70~~ 0.75	0.75+	~~0.75~~		
Height (feet)		15	20	25	~~35~~ 45	~~45~~ 50	50+	~~50+~~		

Institutional & Group Living										
~~ISR~~				~~0.20~~	~~0.30~~	~~0.45~~	~~0.60~~	~~0.75~~		
~~FAR~~				~~0.10~~	~~0.15~~	~~0.20~~	~~0.25~~	~~0.25+~~		
Height (feet)				~~15~~ 20	~~25~~ 35	~~35~~ 50	~~45~~ 50+	~~45+~~		
~~Height/Setback~~				~~0.5~~	~~0.66~~	~~1.0~~	~~2.0~~	~~> 2.0~~		
Public Service										
ISR					~~0.20~~ 0.35	~~0.35~~ 0.50	~~0.50~~ 0.60	~~0.60~~ 0.65	~~0.65~~ 0.70 +	~~0.75~~
~~FAR~~					~~0.10~~	~~0.25~~	~~0.40~~	~~0.60~~	~~0.75~~	~~0.75+~~
Height (feet)					~~15~~ 25	~~25~~ 35	~~35~~ 45	~~45~~ 60	~~60~~ 60+	~~60+~~

Sec. 30.14.~~7.~~5. Required buffers.

(a) Buffers Adjacent to Developed Property. The standards in the table below address the opacity of the buffer required between proposed and existing uses. The rows show the proposed land use intensity of the subject property, while the columns contain the land use intensity of existing development on the adjoining parcel(s). Asterisks indicate that no buffer is required.

Required opacity shall be reduced by fifty (50) percent where the existing adjacent land use is a single-family home in a HIP, MXD, Industrial, Commercial, or Office future land use designation.

Required Opacity of Buffers Adjacent to Developed Sites											
		LUI Existing									
		I	II	III	IV	V	VI	VII	VIII	IX	~~X~~
LUI Proposed	I	*	*	*	*	*	*	*	*	*	*
	II	0.2	*	0.1	0.2	0.3	0.4	0.5	0.6	0.7	~~0.8~~
	III	0.2	0.1	*	0.1	0.2	0.3	0.4	0.5	0.6	~~0.7~~
	IV	0.3	0.2	0.1	*	0.1	0.2	0.3	0.4	0.5	~~0.6~~
	V	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	0.3	0.4	~~0.5~~
	VI	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	0.3	~~0.4~~

	VII	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	~~0.3~~
	VIII	~~0.6~~0.7	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.2	~~0.2~~
	IX	~~0.7~~0.8	~~0.6~~0.7	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	~~0.2~~0.3	~~0.1~~0.2	*	~~*~~
	~~X~~	~~0.8~~	~~0.7~~	~~0.6~~	~~0.5~~	~~0.4~~	~~0.3~~	~~0.3~~	~~0.2~~	~~*~~	~~*~~

*No buffer required.

(b) Buffers Adjacent to Vacant Land. The standards in the table below address the opacity of the buffer required between proposed uses and vacant land. The rows show the proposed land use intensity of the subject property, while the columns contain the Future Land Use designation on adjoining parcel(s).

Vacant sites having an approved, unexpired ~~development plans~~ preliminary subdivision plan, master development plan, or site plan shall be evaluated as developed sites.

Required Opacity of Buffers Adjacent to Vacant Sites													
		LUI Existing											
		R-10, R-5, R-3, SE	LDR	MDR	HDR	COM	OFF	HIP	MXD	IND	REC	PUB	PD
LUI Proposed	I	*	*	*	*	*	*	*	*	*	*	*	n/a
	II	0.2	*	*	*	*	*	*	*	*	*	*	n/a
	III	0.2	*	*	*	*	*	*	*	*	*	*	n/a
	IV	0.3	*	*	*	*	*	*	*	*	*	*	n/a
	V	~~0.3~~0.4	~~0.2~~ 0.3	*	*	*	*	*	*	*	*	*	n/a
	VI	~~0.4~~0.5	~~0.3~~ 0.4	*	*	*	*	*	*	*	*	*	n/a
	VII	~~0.5~~0.6	~~0.4~~ 0.5	*	*	*	*	*	*	*	*	*	n/a
	VIII	~~0.6~~0.7	~~0.5~~ 0.6	~~*~~ 0.2	~~*~~ 0.3	0.2	0.2	*	*	*	*	*	n/a
	IX	~~0.7~~0.8	~~0.6~~ 0.7	~~0.2~~ 0.3	~~0.3~~ 0.4	0.2	0.3	*	*	*	0.2	*	n/a
	~~X~~	~~0.8~~	~~0.7~~	~~0.3~~	~~0.4~~	~~0.3~~	~~0.4~~	~~*~~	~~*~~	~~*~~	~~0.3~~	~~*~~	~~n/a~~

*No buffer required.

(c) Buffers Adjacent to Streets.

(1) Chuluota Overlay Area Buffers. Nonresidential uses adjacent to County Road 419 within the Chuluota Overlay Area, shall meet the buffering requirements. Residential uses within the Overlay area shall be consistent with Paragraph (2) below.

(2) Other Street Buffers. The standards in the table below address the opacity of the buffer~~yard~~ that is required along arterial, collector, and local streets or railroads.

Required Opacity of Buffers Adjacent to Roads					
		Arterial	Collector	Perimeter Local/ Regional Trail**	Railroad
LUI Proposed	I	*	*	*	*
	II	0.1	*	*	0.6
	III	0.1	0.1	0.1	0.6
	IV	0.2	0.1	0.1	0.5
	V	0.3	0.2	0.1	0.4
	VI	0.3	0.3	0.1	0.2
	VII	0.4	0.4 ~~0.3~~	0.1	0.1
	VIII	0.5 ~~0.4~~	0.5 ~~0.4~~	0.4 ~~0.2~~	*
	IX	0.5	0.5	0.5 ~~0.4~~	*
	~~X~~	~~0.5~~	~~0.5~~	~~0.5~~	~~*~~

*No buffer required.

**Buffers adjacent to trails can have trail amenities, such as wayfinding signage, benches, dog waste stations, water fountains, and bike racks.

(3) Landscape Materials. Plant Group "C," shall be used on all street buffers where overhead power lines are present. ~~In the event that canopy trees are required adjacent to power lines under a previously existing development order, developer's commitment agreement, PD master development plan, or other provision(s) of this Code, the Development Services Director may allow the substitution of three (3) understory trees for each required one (1) canopy tree.~~ Under an existing development order, developer's commitment agreement, PD master development plan, or other provisions of this Code that require canopy trees adjacent to power

lines, the Development Services Director may permit the substitution of three (3) understory trees for each required one (1) canopy tree.

30.14.~~7.1~~5.1. Buffer Requirements for M-1A, M-1 and M-2.

(a) Landscaping. As required by Sections ~~30.14.3 30.14.5~~ 30.14.3, 30.14.6 and 30.14.9 of the Land Development Code.

(b) Front buffer. Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives and shall be landscaped as required in Part 14. The remaining twenty-five (25) feet may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth from the front property line if not less than ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided, consistent with generally accepted engineering practices and principles.

~~(c) Buffering shall comply with Part 14. In any case, where the required buffer width exceeds a setback requirement noted in this Section, the greater standard shall apply.~~

Sec. 30.14.6. Standard buffers.

(a) The criteria in the table below shall achieve required opacity levels for buffers specified in Section 30.14.5.

Opacity	Standard Buffer Width (ft.)	Number of Plant Units Groups per 100 feet	Structure Enhancement Required
0.1	10	1.00	None
0.2	10	2.00	None

0.2 (parking buffer)	10	1.00	3' masonry wall
0.3	15	2.25	None
0.4	15	2.50	None
0.5	25	2.70	None
0.6	25	2.90	None
0.7	40	3.20	6' masonry wall***
0.8	50	3.50	6' masonry wall***

Notes:

***Adjacent to a street, may be reduced to three (3) foot metal decorative fence and three (3) foot hedge. The Development Services Director may waive segments of any required fence or wall in order to ensure visibility of traffic for safety purposes.

Sec. 30.14.7. Constrained site buffers.

Where a small or irregularly shaped site cannot feasibly meet the standard buffer requirements, the Development Services Director may authorize reduced buffers as follows:

The site shall meet one of the criteria listed below:

Constraint	Criteria
Small or irregularly shaped site	The site is small enough that the installation of the standard buffers required under Section 30.14.7(a) would reduce the area available for development by 10 percent or more.
Resource limited site	The site has wetlands, flood-prone areas, or other natural constraints to development, and the use of standard buffers required under Section 30.14.7 would reduce the net buildable area of the site by 10 percent or more.

Based on required opacity, each constrained site buffer shall meet the applicable standard listed below:

Required Opacity	Buffer Width (ft.)	Number of Plant Groups per 100 ft.	Type of Structure Enhancement Required

0.1	5	1.00	None
0.2	5	1.50	None
Parking Buffer (0.2)	5	1.15	3 ft. masonry wall
0.3	5	1.40	None
0.4	10	2.15	None
0.5	15	2.45	6 ft. masonry wall**
0.6	15	2.60	6 ft. masonry wall**
0.7	25	3.65	6 ft. masonry wall**
0.8	30	4.35	6 ft. masonry wall*

Table notes:

~~*These buffers only occur where nuisance buffers are required by Section 30.14.7.~~

**Where a wall or berm is required adjacent to a road, the Development Services Director may waive such requirement or determine an appropriate alternative based on site visibility, public safety, and similar concerns.

~~**Sec. 30.14.8. Parking buffers.**~~

~~A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7.~~

~~**Sec. 30.14.9. Nuisance buffer yards.**~~

~~Additional buffering in excess of that required in the tables above shall be required for the following:~~

~~(a) Loading and Refuse Disposal. Where loading or refuse disposal abuts a residential district or is visible from the public right-of-way, an increase in opacity by 0.2 and a minimum six-foot wall shall be required as part of the applicable district boundary or street buffer.~~

~~(b) Outdoor Storage, Equipment Operation, or Material Handling. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a berm or evergreen hedge of sufficient height to ensure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.~~

Sec. 30.14.~~10.~~8. Calculating the buffer planting.

(a) The table below provides the plant material for a sample buffer~~yard~~. To calculate a buffer~~yard~~ on a site, take the actual length of the buffer~~yard~~ and divide by one hundred (100). Then multiply the result by the number of plant groups per one hundred (100) feet required by the table in Section ~~30.14.5~~ 30.14.6. A sample calculation for opacity 0.2 is shown below.

Total Linear Feet		Hundreds of Linear Feet	Plant Units Groups Per 100'	Total Plant Groups	Standard Plants in Plant Group B	Plant Type	Total Plants Required*
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	1	Canopy Tree =	(6.30) 7
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	2	Understory =	(12.60) 13
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	17	Shrub =	(107.10) 108

Table notes:

* (calculated figure) / rounded to next whole number

(b) The width of roads, driveways, or cross-access easements that interrupt a buffer~~yard~~ shall not be counted in determining the total linear feet of the buffer~~yard~~. In some cases, it may be necessary to locate stormwater retention, utility facilities, or pedestrian/bicycle trails within a required buffer area due to the size, shape, or other characteristics of the development site. In these instances, the Development Services Director may adjust the location and design of the buffer to maintain the required opacity while meeting the unique needs of the subject property.

Sec. 30.14.9. Plant Groups.

30.14.3.1 Plant groups. Landscaping materials and configurations will vary depending on the purpose and intent of the landscape treatment. A plant group is a selection of plants that are intended to provide a standard volume of landscaping from ground level to the top of the canopy. When closely planted, a dense barrier is created. The following table shows the various plant groups that may be used to meet the landscaping requirements of this Part, including minimum size at the time of planting. Each plant grouping has the same screening potential in terms of total plant mass; however, some have limits on where they may be used.

Plant Group Options	Number	Plant Type
Plant Group A (Basic)	2	Canopy
	1	Understory
	11	Shrubs
Plant Group B (Basic)	1	Canopy
	2	Understory
	17	Shrubs
Plant Group C (Height Restricted)	5	Understory
	16	Shrubs
Plant Group D (Basic)	3	Canopy
	1	Understory
	13	Shrubs
Plant Group E (Low Level Visibility)	2	Canopy
	4	Shrubs

(1) See Section 30.14.16(b)(1) and (2) for minimum size at planting.

(2) Any understory tree may be replaced by a canopy tree at the discretion of the applicant.

(3) Low level visibility describes circumstances on a side or rear buffer where, for maintenance or security reasons, plantings are located on the applicant property's side of a wall or fence.

(4) Upon a determination that the quantity of plants within a specific buffer area would result in plant density that would not be optimal for plant spacing, the Natural Resources Officer may approve an alternative location for excess plant material.

~~**Sec. 30.14.11. Constrained site buffers.**~~

~~Where a small or irregularly shaped site cannot feasibly meet the standard buffer requirements, the Development Services Director may authorize reduced buffers as follows:~~

~~The site shall meet one of the criteria listed below:~~

~~Constraint~~	~~Criteria~~
~~Small or Infill Site~~	~~The site is small enough that the installation of the standard buffers required under Section 30.14.7(a) would reduce the area available for development by 10 percent or more.~~
~~Resource Limited Site~~	~~The site has wetlands, flood-prone areas, or other natural constraints to development, and the use of standard buffers required under Section 30.14.7 would reduce the net buildable area of the site by 10 percent or more.~~
~~Tree Preservation~~	~~Compliance with Chapter 60, Arbor Regulations, reduces by 20 percent or more the density (dwelling units per net buildable acre) or intensity (Floor Area Ratio or other appropriate measure) that would otherwise be permitted.~~

~~Based on required opacity, each buffer shall meet the applicable standard listed below:~~

~~Required Opacity~~	~~Bufferyard Width (ft.)~~	~~Number of Plant Groups per 100 ft.~~	~~Type of Structure Enhancement Required~~
~~0.1~~	~~5~~	~~1.00~~	~~None~~
~~0.2~~	~~5~~	~~1.50~~	~~3 ft. hedge~~
~~Parking Buffer (0.2)~~	~~5~~	~~1.15~~	~~3 ft. masonry wall~~
~~0.3~~	~~5~~	~~1.40~~	~~5 ft. masonry wall**~~
~~0.4~~	~~10~~	~~2.15~~	~~6 ft. masonry wall**~~
~~0.5~~	~~15~~	~~2.45~~	~~6 ft. masonry wall**~~
~~0.6~~	~~15~~	~~2.60~~	~~6 ft. masonry wall**~~
~~0.7~~	~~25~~	~~3.65~~	~~4 ft. berm with 5 ft. hedge on top**~~
~~0.8~~	~~30~~	~~4.35~~	~~5 ft. berm**~~
~~0.9*~~	~~40~~	~~4.20~~	~~6 ft. berm**~~
~~1.0*~~	~~40~~	~~4.85~~	~~6 ft. berm**~~

~~Table notes:~~

~~*These buffers only occur where nuisance buffers are required by Section 30.14.7.~~

~~**Where a required wall or berm is adjacent to a road, the Development Services Director may waive such wall or berm or determine an appropriate alternative based on site visibility, public safety, and similar concerns.~~

Sec. 30.14.10. Parking buffers.

A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district

or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.5.

Sec. 30.14.11. Nuisance buffers.

Additional buffering in excess of that required in the tables above shall be required for the following:

(a) Loading and Refuse Disposal. Where loading or refuse disposal abuts a residential district or is visible from the public right-of-way, an increase in opacity by 0.2 and a minimum six-foot wall shall be required as part of the applicable district boundary or street buffer.

(b) Outdoor Storage, Equipment Operation, or Material Handling. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a hedge or wall of sufficient height to ensure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.

Sec. 30.14.12. Maximum feasible buffer.

In cases of redevelopment or expansion of existing uses in which adequate site area for either the standard or constrained buffer~~yard~~ is not available, the Development Services Director may require that the maximum feasible buffer be installed on any property line where a buffer is needed. The maximum feasible buffer shall consist of a selection of plants and other buffer enhancement features that provide the most effective buffering possible in a given location where the required opacity cannot be met. As part of the maximum feasible buffer determination, the Development Services Director may restrict the intensity of the development by limiting parking, employment, hours of operation, etc.

***

Sec. 30.14.15. Screening

The following provisions shall apply to mechanical equipment, refuse areas, and utilities visible from a residential district or Future Land Use designations, or public rights-of-way:

(a) Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.

(b) Mechanical Equipment.

(1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from a residential district or public rights-of-way at ground level on the property line.

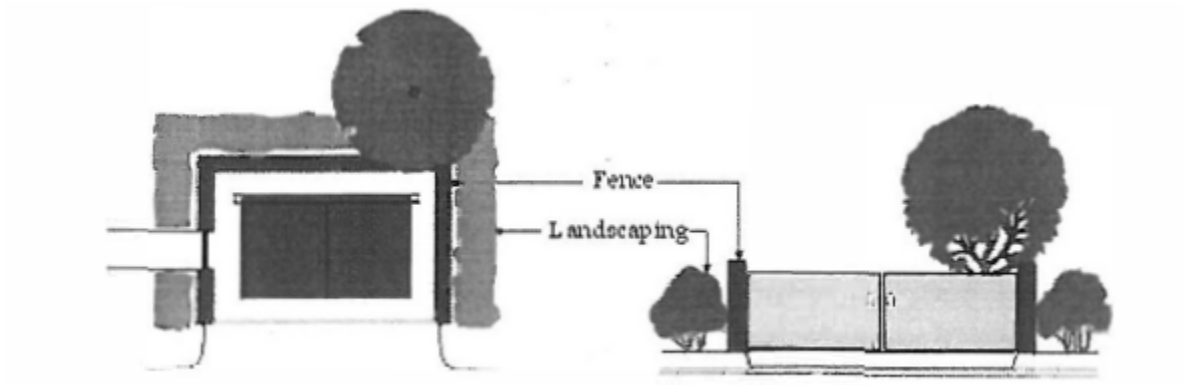
(2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure.

(3) Wall or ground-mounted equipment screening shall be constructed of:

Planting screens;

Brick, stone, reinforced concrete, or other similar masonry materials; or

Redwood, cedar, preservative pressure treated wood, or other similar materials.



(c) Utilities. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight (8) feet. Required access points to these utilities are exempt from the screening provisions.

~~(b)~~ (d) Refer to Part 9 for Pool Screen Enclosure standards.

* * *

Sec. 30.14.19. Fences.

(a) A building permit is required for any fence or wall to be erected, replaced, or needs major repair, except as otherwise stated. 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.

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:

(1) Does not impede the function or maintenance of any designated easement;

(2) Is not adjacent to wetlands, water bodies, or their required buffers;

(3) Uses commonly commercially available fencing materials, such as wood, vinyl, PVC, or aluminum; and

(4) Does not exceed six (6) feet in height, but may include an additional six (6) inches for embellishments.

(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, but may include an additional six (6) inches for embellishments ~~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. In the case of double frontage lots, a fence may be placed on the rear property line facing the secondary right-of-way.

(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)~~ (f)(3) 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.

(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, open picket, or decorative metal such as wrought iron; 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. 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 area may opt to comply with the residential fences regulations contained in 30.14.19(b).

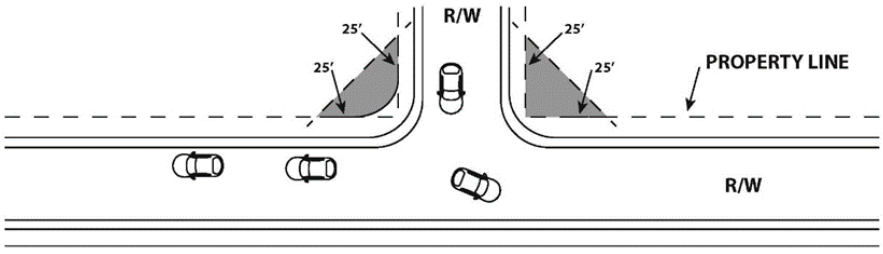
(e) Planned Developments: Unless otherwise stated in the recorded Development Order or Developer's Commitment Agreement, all fences or walls will comply with this Section.

(f) Setback distance requirements will be as follows:

(1) No side street setback will be required from any side property line adjoining railroad right-of-way or a limited access highway.

(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.

(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.



(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.

(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 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.

(h) Entrance walls to a subdivision may be erected closer to streets or roads only on approval of the Board of County Commissioners.

(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.

(j) No fence or wall shall be erected or project beyond the property line or be located within required visual clearance areas.

(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.

(l) All fences shall be maintained in their original upright condition.

(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.

(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.

(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) 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.

(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.

(r) The face of any fence or wall visible to the public should be erected with the finished side facing out.

(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. The subdivision wall must be

maintained by a property/homeowners association and included as a common element of the association.

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.

(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.

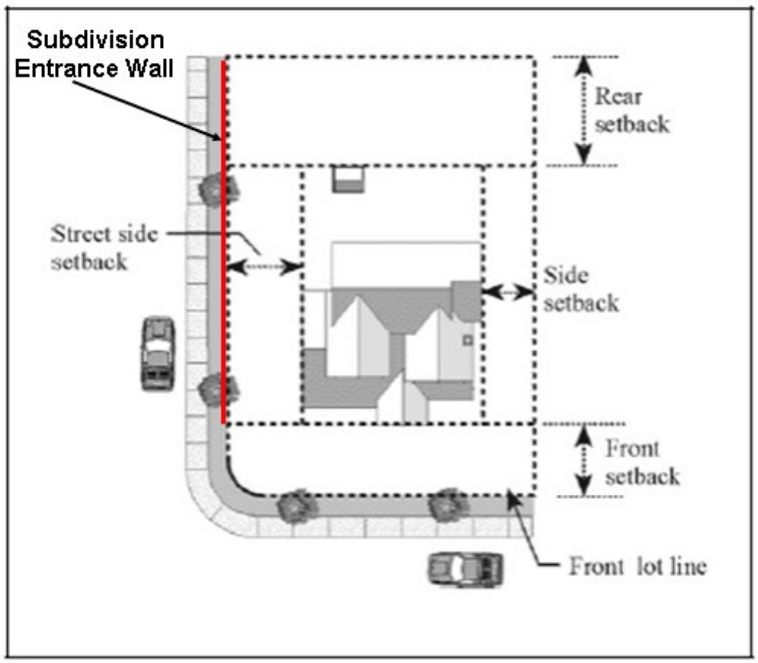


Figure 14.19

If the property owner elects to abut a fence perpendicular to the existing subdivision wall, the fence shall not be erected beyond the property line.

* * *

Section 8. Chapter 35 (Subdivision Regulations) of the Land Development Code of Seminole County is hereby amended to read as follows:

Chapter 35 – SUBDIVISION REGULATIONS

* * *

PART 2. PROCEDURES FOR SECURING APPROVAL OF PLATS

* * *

Sec. 35.14. Review of final plat.

(a) *Purpose.* The purpose of the final plat is to ~~insure~~ ensure 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*~~ *Submittals.* All submittals must be presented to the ~~current planning office.~~ Planning and Development Division. Submittals shall be as required by Section 35.44, and any submittals required as a condition of preliminary plan approval.

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.

~~(c) *Submittals.* 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.~~

~~(d)~~ (c) *Fees.* 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.

~~(e)~~ (d) *Review process.* All final plats shall be subjected to a standard review process as outlined below:

(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 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)~~ (3) If the plat complies with all requirements, 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.~~

~~(5) The current planning office shall notify the applicant in writing of the decision of the Board of County Commissioners.~~

(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 Chapter 80 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.

* * *

Sec. 35.16. Home construction prior to plat recording.

(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.

(b) Expedited Residential Subdivision Building Permits.

(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.

(2) Submittal Requirements. Submittals for the expedited residential subdivision building permit process are required to include the following:

~~(A)~~ 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.

~~(B)~~ b. Application Fee. As per adopted Fee Schedule.

~~(C)~~ c. Ownership Disclosure Form and supporting documents.

~~(D)~~ d. Owner Authorization Form. Required if the applicant is not the property owner.

~~(E)~~ 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.

~~(F)~~ 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.

~~(4)~~ (3) ~~Bonds~~ Sureties. The applicant is required to submit a valid performance ~~bond~~ surety to guarantee the installation of necessary 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~~.

~~(5)~~ ~~(4)~~ 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.

~~(6)~~ (5) Criteria for approval. The following criteria are required to be met for approval and issuance of expedited residential subdivision building permits:

~~(A)~~ 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~~ Chapter 177, Florida Statutes.

~~(B)~~ 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

~~(C)~~ 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.

~~(D)~~ d. The emergency access and water supply plan must be approved by the Fire Marshall in accordance with NFPA 1.

~~(E)~~ 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.

~~(F)~~ 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

~~(G)~~ g. Execution of an indemnification and hold harmless agreement in favor of the County, pursuant to Section ~~177.031(10)~~ 177.073, Florida Statutes.

~~(7)~~ (6) Restrictions. Applicants may not:

~~(A)~~ a. Transfer ownership of lots until the final plat is approved and recorded in the Public Records of Seminole County, Florida.

~~(B)~~ b. Obtain a temporary or final certificate of occupancy until the final plat has been recorded.

~~(C)~~ c. Occupy or allow occupation of any structure prior to issuance of a certificate of occupancy

PART 4. REQUIRED SUBMITTALS APPROVAL OF PLATS

* * *

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:

(a) Legend. Title, legal description, scale, north arrow, approximate acreage to be subdivided, current zoning, total number of lots, minimum lot size, name, address, and telephone number of the subdivider or his representative(s).

(b) Vicinity map. Showing relationship between area proposed for development and surrounding streets and public facilities, shall be at a scale of not less than one (1) inch equals two thousand (2,000) feet.

(c) Existing streets. The name, location, and right-of-way width of all existing streets which abut the proposed subdivision, and existing easements on the property and location of all existing driveways and median openings in the vicinity.

(d) Proposed streets. The width of proposed street rights-of-way.

(e) Lots. Preliminary lot layout with approximate dimensions shown.

(f) Soils.

(1) Soil classification map drawn on the face of the plan for comparison with proposed development activities. Indicate soil classifications on the plat as identified by the United States Department of Agriculture Soil Conservation Service in the "Seminole County Soil Survey" and "Soil Survey Supplement." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the identified soils are not classified correctly. If said determination is concurred in by the Development Review Manager, the soils shall be correctly identified for the purpose of this chapter.

(2) Soil analysis by a qualified soil engineer shall be furnished, upon request of the Development Review Manager, for submittal with preliminary plat.

(g) Topography. As delineated by the United States Geological Survey Maps will be adequate.

(h) Other natural features. Including lakes, wetlands, water courses, and other pertinent features. Tree cover will be compared with road locations, but no submittals will be necessary at this stage. Seminole County wetlands maps or aerial photography interpretation may be utilized for wetlands delineation.

(i) Limits of floodplain. Indicate flood elevation, drawn on the face of the plan, for 100-year flood as established by the United States Geological Survey Map series entitled, "Map of Flood Prone Areas," or the "Flood Insurance Rate Map (FIRM)." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the property does not fall within the designated flood delineation. If said expert determines that the property in question is not within a flood-prone area, and said determination is concurred in by the Seminole County Engineer or his designee, said property shall be designated as nonflood-prone for the purpose of this chapter.

(j) Utilities. Proposed source of water and sewer

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.

(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:

(1) Title block. The title or name of the proposed subdivision, the name and address of the owner of the tract proposed for development, and the name and address of the engineer and surveyor engaged to prepare and design the preliminary plat.

(2) Legend. Date, scale or plat, north arrow, current zoning, total number of lots, and minimum lot size.

(3) Legal description. A full and detailed legal description of the tract to be platted and its approximate acreage.

(4) Vicinity map. Showing relationship between area proposed for development and surrounding streets and public facilities, shall be at a scale of not less than one (1) inch equals two thousand (2,000) feet.

(5) Streets. The location, name, and right-of-way and pavement width, both on and immediately contiguous to, the subdivision tract shall be shown.

(6) Public open space and easements. Existing park lands, lakes, waterways and wetlands within the tract to be subdivided shall be shown. Existing public easements shall be shown on the plat. The purpose for such easement shall be indicated.

(7) Dedications and reservations. All parcels of land proposed to be dedicated or reserved for public use, such as roads, easements, parks, sidewalks, bikes, or pedestrian trails, wetlands and conservation areas shall be indicated on the plat. Proposed rights-of-way and street names shall be indicated.

(8) Lot lines and lot numbers. The proposed lot line, with appropriate dimensions and lot numbers, shall be shown. Lots shall be numbered in consecutive order starting with the numeral one (1) for the first lot in each block, or other manner as approved by the County.

(9) Topography. Contour intervals of one (1) foot, except where determined to be unreasonable by the County Engineer.

(10) Soils. Soil classification map drawn on the face of the plan for comparison with proposed development activities. Indicate soil classifications on the plat as identified by the United States Department of Agriculture Soil Conservation Service in the "Seminole County Soil Survey" and "Soil Survey Supplement." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the identified soils are not classified correctly. If said determination is concurred in by the Development Review Manager, the soils shall be correctly identified for the purpose of this Code. (Not required if soil classification map was submitted with development plan.)

(11) Proposed building setback lines. Required only if different than those specified by the Zoning Regulations of Seminole County.

(12) Other natural features. Including lakes, wetlands, water courses, and other pertinent features. Tree cover will be compared with road locations, but no submittals will be necessary at this stage. Wetland areas shall be delineated by survey certified by a registered

professional land surveyor following field verification by the natural resources officer, his designee or their successors.

(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.

(b) Engineering drawings. Preliminary engineering drawings shall be submitted in two (2) copies to the current planning office and show the following:

(1) Water system.

(2) Sewage system.

(3) Stormwater and drainage facilities.

(4) Bulkheads.

(5) Streets.

(6) Sidewalks, bicycle paths, and pedestrian paths.

(7) Excavation and fill.

The County may require additional information as needed. such as, proposed disposition and water quality of storm drainage.

(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.

(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.

(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.

(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~~ to ensure conformity with the requirements of this section and other sections of this Code and other applicable laws, ordinances, and regulations.

(6) Pedestrian, bicycle and vehicular linkage information. This information shall be provided in graphic and textual form and will describe the following:

~~(A)~~ a. Vicinity map which depicts:

~~(i)~~ 1. All existing, approved or planned residential subdivisions and non-residential sites which abut or are within one-quarter (¼) mile of the proposed development.

~~(ii)~~ 2. The location of all existing and planned common use and public use facilities; elementary, middle and high schools; community and neighborhood parks;

commercial and/or employment centers; and transit facilities within a two (2) mile radius of the boundary of the proposed development. Planned public uses shall be as defined in the Capital Improvements Element of the Seminole County Comprehensive Plan and/or a facility plan as adopted by a public service provider or the school board. For the purpose of submitting this vicinity map, readily available commercial or County maps may be used.

~~(B)~~ b. A statement by the applicant showing how non-automotive forms of transportation are promoted in order to reduce dependency on the automobile to include the following:

~~(i)~~ 1. A statement indicating how existing and planned bicycle paths, sidewalks and pedestrian access easements (jogging paths and trails) would provide access from the proposed development to all facilities referenced in the vicinity map. This statement shall include information to indicate where there are barriers to the implementation of potential linkages exist such as walls, berms and other features.

~~(ii)~~ 2. A statement indicating how pedestrian and bicycle access to all the facilities depicted on the vicinity map will be provided both within and immediately external to the subdivision.

~~(C)~~ c. A statement indicating how vehicular access to proximate neighborhoods and public facilities, services, commercial and employment centers would be accomplished; and how the use of local residential streets by substantial through traffic will be discouraged or restricted.

~~(D)~~ d. A one (1) page graphic plan or map to scale showing the following:

~~(i)~~ 1. The location of all existing or proposed residential and collector streets which abut the proposed development.

~~(ii)~~ 2. Proposed vehicular connections to all the facilities identified in (D)(i), above.

~~(iii)~~ 3. Street layout and design indicating how local and residential streets will be designed to discourage through traffic.

~~(iv)~~ 4. Location of pedestrian, bicycle and vehicular access to abutting residential subdivisions.

~~(E)~~ e. Any portion of these required submittals may be waived by the Planning and Development Division upon finding that one (1) or more of the following conditions exist; provided, however, that a waiver of submittal requirements will not act to waive the review of impacts of the proposed subdivision on pedestrian, bicycle and vehicular linkages and such linkage requirements shall be evaluated:

~~(i)~~ 1. The perimeter of the proposed subdivision is less than three thousand three hundred (3,300) feet in length, and is not part of a larger phased development; or

~~(ii)~~ 2. A final development order has been issued by the County that is applicable to the property and which addresses pedestrian, bicycle and vehicular linkages; or

~~(iii)~~ 3. The proposed subdivision is within an existing urbanized area and pedestrian, bicycle and vehicular linkages with other subdivision, public facilities and commercial/employment centers are already provided or planned; or

~~(iv)~~ 4. The proposed subdivision is within a designated rural area with a maximum density less than one (1) unit per acre; or

~~(v)~~ 5. The proposed subdivision is part of a larger PD in which pedestrian, bicycle and vehicular plans were approved as part of the preliminary or final development plan.

~~(7) Transportation management plan. The provisions of section 30.445(o) relating to the requirements of a Transportation management plan shall be applicable.~~

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 a boundary survey signed and sealed by a professional surveyor and mapper registered in Florida, and all required legal instruments.

(a) *General.* 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.

(b) *Plat Requirements.* 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:

(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.

(9) Lot lines and lot and block numbers.

(10) Proposed building setback lines from side, front, and back lot lines, if different than those specified by the Zoning Regulations of Seminole County.

(11) Location and width of canals and waterways.

(12) Dedications, reservations and easements, showing widths and purpose, shall be delineated on the face of the plat and shall not be incorporated by reference. Dedications must be recited within the Dedication statement.

(13) The names, locations, and plat book and page numbers of abutting subdivisions and streets, and the location of abutting subdivisions.

(14) Certificates as required by Chapter 177, Florida Statutes; of owners showing dedications; of surveyor confirming correctness; of County ~~Planning and Zoning Commission~~ approval; ~~of Board of County Commissioners' approval;~~ and for Clerk of Circuit Court recording. Signatures of owners must be in conformance with Section 692.01, Florida Statutes, (for corporations), or Chapter 689, Florida Statutes (for individuals).

(15) A certificate of joinder and consent and approval by mortgagee on the plat or as a separate instrument.

(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.""~~.~~

(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."

(c) *Engineering Drawings.* ~~Seven (7) copies each of f~~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~~ prior to the Final Plat submittal:

(1) Water system. Size, material, and location of water mains, plus valves and hydrants.

(2) Sewer system. Size, material, and location of lines, with submittal of profile where required.

(3) Storm water drainage facilities.

(4) Bulkheads.

(5) Streets.

(6) Sidewalks, bicycle paths, and pedestrian paths.

(7) Excavation and fill.

(8) Cross-sections at fifty-foot intervals or greater for off-site improvements as recommended by the Development Review Manager.

(d) *Preliminary Subdivision Plan.* A copy of the approved preliminary subdivision plan shall be attached to each submitted copy of the final engineering plan.

(e) *As-Built Plot Plans.* 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.

(f) *Additional Required Legal Submittals.* 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.

(1) ~~*Bonds*~~ *Sureties*.

~~(A)~~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 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.

~~(B)~~b. ~~Bonding~~ Surety requirements may ~~also~~ be met by the following, but not limited to:

~~(i)~~ 1. Escrow Deposit

~~(ii)~~ 2. Cashier's Check

~~(iii)~~ 3. Certified Check

~~(iv)~~ 4. 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)~~ 5. All financial institutions or other sureties executing documents on behalf of the developer for compliance with the conditions hereunder must be acceptable to County.

(2) *Covenants.* Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording.

(3) *Title Opinion.* 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:

~~(A)~~ a. Verification that the parties ~~Parties~~ executing plat are owners of the land to be platted. ~~embraced by the plat.~~

~~(B)~~ b. All mortgages, liens, easements, judgments or other encumbrances affecting the property to be platted.

~~(C)~~ c. ~~Payment of Taxes. Prior to authorizing the recording of any plat the Planning and Development Division shall be provided p~~Proof that all delinquent ad valorem taxes and all taxes that are due and payable which relate to the real property which is being to be platted have been paid.

~~(D)~~ d. Description of plat is correct A legal description that includes the property to be platted.

~~(E)~~ e. Confirmation that ~~N~~no conflicting rights-of-way, easements, or plats exist.

f. Confirmation that no title defects exist or a report of those found.

g. Copies of all documents referenced in the title opinion.

h. Title opinions cannot be based on a third-party property information report.

~~(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.~~

~~(5)~~ (4) *Documents, Deeds, Certificates and ~~Bond~~ Surety Forms.* All documents, deeds, certificates and ~~bond~~ surety 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.

(g) *Other Required Submittals.*

(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.

~~(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.~~

~~(3)~~ (2) Letters will be submitted by all appropriate utility companies stating that all easements are adequate.

~~(4)~~ (3) Copies of all required Florida Department of Environmental Protection Water and Wastewater Permits.

~~(5)~~ (4) Copy of any required St. Johns River Water Management District Permit.

* * *

PART 6. DESIGN STANDARDS

* * *

Sec. 35.61. General.

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.

(a) *Conformance with County policy.* The subdividing and development of any areas subject to this ordinance must conform to the adopted general goals and objectives of the Board with respect to the physical development of the County as set forth in various elements of the Comprehensive Plan of Seminole County and other requirements including:

(1) The most current Orlando Urban Area Transportation Study and adopted Seminole County Transportation Plan;

(2) County policies on water supply, waste disposal, and other essential utilities; and

(3) The Land Development Code, as amended.

(b) *Use of natural features.* The arrangement of lots and blocks and the street system must make the most advantageous use of topography and preserve mature trees, wetlands and other natural features wherever possible. No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. Any person aggrieved by the decision of the Planning Manager may request a waiver from this requirement from the Board of County Commissioners.

(c) *Consideration of soil and flood hazards.* A subdivision plan will not be approved unless all land intended for use as building sites can be used safely for building purposes without danger from flood or other inundation or from adverse soil or foundation conditions or from any other menace to health, safety, or public welfare. In particular, lands which are within the 100-year flood-prone areas, may not be subdivided and developed until proper provisions are made for protective flood-control measures and water-management facilities necessary for flood-free development and flood-free vehicular access to such sites. Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. No filling or grade level change will be permitted which will adversely affect any surrounding area. Requirements for development within the 100-year floodplain are contained in the flood prone article of the Seminole County

Zoning Regulations and the Seminole County Comprehensive Plan. The latest edition of the Seminole County Soil Survey is to be used as a guideline in identifying soil properties and interpretations for various uses in terms of soil limitations and soil features adversely affecting a particular use. In addition, the soil supplement is to be used in interpreting the basic properties of the soils in terms of their potential for a particular use. The following standards must be followed in areas of low and very low potential soils:

(1) Lands where soils have very low potential and low potential for proposed uses, as identified in the Seminole County Soil Survey and its Soil Supplement, may not be developed unless:

~~(A)~~a. Health and safety hazards are not created.

~~(B)~~b. County maintenance of public facilities is not involved where the soil performance is low or unreliable without approved modifications.

(2) Unincorporated urban development is prohibited on soils with very low potential without approved modification.

(3) A public facility may not be constructed where the soil performance for the public facility is of low or very low potential, except in cases of overriding public interest.

(4) It is the policy of the County not to accept a dedication for public ownership or maintenance of utilities or roads constructed in areas where soil performance for the utilities or roads is of a low or very low potential without approved modifications.

(d) *Finished floor elevation.* No platted lot may be approved unless it contains a suitable building site of sufficient elevation to permit construction utilizing a first-floor elevation based upon the following:

(1) The elevation of the site must be at least one (1) foot above the 100-year flood-prone elevation, as determined by the County Engineer based upon the best available data. Where the floodway of any stream or river is defined, lots may be platted for residential use only if all parts of the platted lots located within the floodway are expressly limited to open space uses. Reduction of on-site drainage storage capacity is prohibited. Finished floor elevations will be established by utilizing Seminole County Vertical Control Datum.

(2) Provided that building lots are a reasonable level or slope toward a street, road, or right-of-way, the minimum finished floor elevation of any structure must be greater than or equal to sixteen (16) inches above the lowest crown of that portion of the adjacent street, road, or right-of-way upon which the structure fronts. On lots which slope away from a street or road with continuous slope toward a lake, stream, or water collection area and, where positive drainage exists, the finished floor elevation of any structure must be greater than or equal to one (1) foot above finished site grade measured at the highest contour that abuts the building. Where necessary, swales must be constructed to divert run-off water around any structure to not adversely impact adjacent property owners.

(3) Driveways or other areas of access to a building or structure must be sloped to prevent the runoff of surface water into any building or structure.

(e) Prior to the issuance of a Certificate of Occupancy, trees must be planted on new residential lots, as shown on the approved building permit, subject to the following requirements:

(1) Tree quantity:

Lot Size (in square feet)	Minimum Number of Canopy Trees
<=6,000	2
6,001—10,000	3
10,001—14,000	4
14,001—20,000	6
20,001—43,560 (1 acre)	9

(2) For lots greater than one (1) acre, nine (9) trees must be provided for each acre, prorated for fractional acres.

(3) For lots of ten thousand (10,000) square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than ten thousand one (10,001) sq. ft., at least two (2) of the required canopy trees must be in the front yard.

(4) The canopy tree requirements may be met with trees planted in a tree lawn within the right of way that is contiguous with the lot line.

(f) *Special considerations.* Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses

* * *

Sec. 35.72. Rural subdivision standards.

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.

(a) *Private streets.* 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 Servies 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.

(b) *Lots.* To the maximum extent practical, subdivisions must be designed to preserve the rural character of the area by locating lots and buildings to retain natural features of the site including, but not limited to, specimen trees and wooded areas and by minimizing any negative impacts and alteration of natural features.

(c) *Sidewalks (or pedestrian ways) and gutters.* Sidewalks, curbs and gutters are not required and may be permitted on one side of the roadway only in order to provide access to schools, parks or bus stops.

(d) *Street lighting.* No street lighting may be provided other than lighting at intersections, along walkways, at entryways, between buildings and in parking areas where required for safety or when required by State law.

(e) *Family subdivision.* In order to facilitate the continuance of the family farm or ranch in Seminole County, family subdivision of land may be permitted in accordance with this section. Notwithstanding the provisions of Section 35.2 and the density regulations of the Seminole County Comprehensive Plan and this Code, subdivision into no more than three (3) total lots or parcels may be permitted where each of the following conditions are shown to exist:

(1) The parcel which is proposed to be subdivided is assigned the A-10 zoning classification.

(2) The parcel which is proposed to be subdivided is at least ten (10) acres in size.

(3) The parcel which is proposed to be subdivided is considered by the property appraiser to be agricultural land at the time the application is made.

(4) The subdivider is the bona fide owner of the parcel in question and has been actively farming or ranching in Seminole County for the past three (3) years.

(5) An affidavit has been submitted attesting to the fact that the subdivided parcels are to be sold or otherwise transferred to members of the subdivider's immediate family in order to provide additional assistance on the farm or ranch in close proximity to the existing primary residence. For the purpose of this provision, an immediate family member means only those individuals related by blood, marriage or adoption such as grandparents, parents, siblings, children or grandchildren.

(6) The two (2) additional lots created through this subsection must each be no less than one (1) net buildable acre in size. These lots must be located adjacent to the existing primary residence to the maximum extent feasible.

(7) The existing primary residence on the original parcel is included in the largest remaining portion of the original parcel, retaining the primary residence as a portion of the farm or ranch

Sec. 35.73. Alternative Design Standards.

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:

(a) 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.

(b) 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.

(c) Connectivity.

(1) Projects using these standards shall not be gated.

(2) When a development has frontages on non-adjoining 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.

(3) 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.

(4) Pedestrian walkways shall be provided to any adjacent right of way or trail.

(d) Dimensional requirements. The alternative lot dimensions are as follows:

a. 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.

b. The minimum lot width shall be as follows:

Zoning Districts	R-1AA	R-1A	R-1	R-1B
Min. Parcel/Lot Width at Building Line	70’	50’	50’	50’

Secs. 35.73~~4~~4—35.80. Reserved.

* * *

PART 13. RECORDING OF FINAL PLAT

Sec. 35.151. Recording final plat.

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~~ Development Services Director. 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

Sec. 35.152. No recordation if not approved by ~~Board of County Commissioners~~ the Development Services Director or designee. ~~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~~ Development Services Director or designee. ~~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.~~

* * *

PART 18. ENFORCEMENT PROVISIONS

Sec. 35.201. General.

(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.

(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~~ Development Services Director or designee in accordance with the provisions of these regulations, and recorded with the Clerk of the Circuit Court.

(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.

(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.

Sec. 35.202. Required improvements.

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 prosecuted in accordance with applicable law. ~~shall be deemed guilty of a misdemeanor.~~

Section 9. Chapter 70 (Dredge and Filling) of the Land Development Code of Seminole County is hereby amended to read as follows:

Chapter 70 – DREDGE AND FILLING

* * *

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:

(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.

(b) Application contents. Unless determined by the Department to be not applicable, all applications must include the following items at a minimum:

(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.

(9) A description of methods of disposal, treatment, or both of any spoil, dredging wastes, or dewatering effluent.

(10) The time period of the construction or maintenance activity.

(11) The estimated cost of the project.

(c) Each application must be accompanied by the following submittals:

(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.

(2) Affidavit as proof of ownership to all areas or bottomland on which dredging, filling, or other related activities are to take place.

(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.

(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.

(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.

(e) If no adverse comments are received within fourteen (14) days of publication, the Department shall proceed with the application process.

(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.

(g) The following project types require a public hearing before the Planning and Zoning Commission for granting or denying permits:

(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.

(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.

* * *

Sec. 70.10. General regulations.

(a) The work force at the site of the activity shall possess at all times an approved copy of the permit and its attachments.

(b) The dredge and fill activity must comply with all applicable federal, state, district, county, and local laws, rules and regulations.

(c) The Department has the right, after receipt of the application, to require additional information prior to granting or denying the permit.

(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.

(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.

(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.

(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:

(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.

(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.

(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~~ 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)~~ 30.3.3.2(b) of this Code and may impose appropriate conditions and safeguards in accordance with Section ~~30.43(b)(4)~~ 30.3.3.2(b)(4)of this Code.

(j) The Development Review Engineering Manager or the ~~Board of County Commissioners~~ Planning and Zoning Commission 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:

(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 ~~Board~~ Planning and Zoning Commission.

(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.

(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.

* * *

Section 10. Chapter 90 (Uniform Building Numbering System) of the Land Development Code of Seminole County is hereby amended to read as follows:

Chapter 90 – UNIFORM BUILDING NUMBERING SYSTEM

* * *

Sec. 90.4. Administration of the Uniform Addressing System.

(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.

(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~~ and occupants whose address is in nonconformity with the Uniform Addressing System. Said notice shall be delivered to the owner ~~or~~ and occupant by one (1) of the following:

(1) Certified mail, return receipt requested.

(2) Posting same in a conspicuous place on the property.

(3) Hand delivery.

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~~ and 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~~ and 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.

(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.

(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.

(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.

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.~~ 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"). 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.

(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:

(1) Commercial type occupancies which do not have all occupants directly fronting the appropriate street will be assigned a building address number in conjunction with suite numbers to identify individual occupants. Commercial building address numbers shall be a minimum of six (6) inches in height and one-half (½) inch in width. Commercial buildings will be assigned four-digit suite or unit numbers to be posted above all means of egress. Unit numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half (½) inch in width.

(2) Multi residential buildings such as apartments which have direct access to a common area or corridor will be assigned a main building number and further assigned three (3) digit unit numbers to be posted above all means of egress. The main building number shall be a minimum of six (6) inches in height and one-half (½) inch in width. Numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half (½) inch in width.

(3) Townhomes and duplexes with direct front door access to the street shall be assigned a main address for each single-family dwelling. Address numbers shall contrast with the

background surface of the structure, be of durable weatherproof material, and be a minimum of four (4) inches in height and one-half (½) inch in width.

(4) Residential address numbers on buildings which are less than fifty (50) feet from the street shall affix numbers directly over the main egress door and all other means of egress. Address numbers shall contrast with the surrounding surface, be of durable material and a minimum of four (4) inches in height and one-half (½) inch in width.

(5) Residential buildings which are over fifty (50) feet from the street shall be required to use five (5) inch or larger numbers. All numbers are to be clearly seen from both directions of the right-of-way, and shall be made of durable material and contrast with the surrounding surface.

(6) For plazas or other such commercial occupancies with multiple addresses, the range of addresses shall also be posted on the main plaza or occupancy sign readily viewed from the street from both directions.

(7) For commercial structures, if ~~If~~ the main entrance of a building is not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway or as otherwise determined by the Addressing Authority. ~~to the building on both sides of a fence, post or mailbox.~~ Numbers shall be displayed on both sides of a fence, post, sign, or mailbox leading to the building. Authorization may be ~~acquired~~ obtained from the Addressing Supervisor or designee in ~~situations~~ cases where these standards may not be appropriate. Any decisions made shall be ~~based~~ in the interest of emergency response.

(8) Residential one (1) or two-family dwellings 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.~~

(9) 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.

(d) Subdivisions and condominiums will be pre-addressed within fourteen (14) working days after recording the plat in the public records. Developers of commercial sites with multiple occupants or similar residential projects (apartments or condominiums) shall be required to coordinate individual addressing prior to issuance of any building permits. This can be accomplished by providing the Addressing Supervisor or designee with a site and building layout plan at least ten (10) working days prior to the submission of building permit applications. This plan should include adjacent road names, entrance locations, and all possible occupant division lines for each floor.

(e) The Addressing Supervisor or designee shall have the authority to deviate from these standards as necessary to ensure the safety of the general public.

* * *

Sec. 90.10. Subdivision, plaza and building names.

(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 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.

(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.

(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).

(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.

(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 ~~recording the adopted resolution,~~ approval, notification of affected parties shall be by established procedures.

Section 11. Conflicts. This Ordinance shall control over any previously adopted County ordinances or parts of ordinances in conflict with this Ordinance.

Section 12. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will become and be made a part of the Land Development Code of Seminole County, and that the word "ordinance" may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; providing, however, that Sections 11, 12, 13 and 14 of this Ordinance shall not be codified.

Section 13. Severability. If any provision or the application of this Ordinance to any person or circumstance is held invalid, then it is the intent of the Board of County Commissioners that such invalidity will not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 14. Effective date. This Land Development Code Ordinance will take effect upon filing a copy of the Ordinance with the Department of State by the Clerk to the Board of County Commissioners and the provisions of this Land Development Code shall be implemented and applied to complete applications as of June 1, 2026. Notwithstanding the above, complete applications submitted on or before May 31, 2026, will be reviewed under the existing Land Development Code regulations. Complete applications received on or after June 1, 2026, will be subject to and reviewed under the revised Land Development Code, effective June 1, 2026.

FIRST READING, this _____day of _____, 2026.

UPON SECOND READING, BE IT ORDAINED by the Board of County Commissioners of Seminole County, this _____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

ANDRIA HERR, Chairman

NJB/kw
3/17/26

LDC Summary of Changes

#	Subject and purpose	Old text/ location	New text/ location
1.		**Chapter 2.- DEFINITIONS**	
2.	New definition.		***Architecturally compatible:*** The aesthetic similarity between structures, in terms of design elements such as, color, façade appearance, roofing material, or decorative features.
3.	Definition revised only to add graphic example.	***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.	***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. The example below shows a traditional subdivision on the left, and a cluster subdivision on the right (Randall Arendt, *Conservation Design for Subdivisions*, 1996).

#	Subject and purpose	Old text/ location	New text/ location
			 
4.	Definition deleted.		~~***Community residential homes:*** As defined in section 419.001(1)(a), Florida Statutes (2001), as this statute may be amended from time to time.~~
5.	Revised definition to match Florida Statute definition.	***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	***Dwelling unit, accessory:*** 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). ~~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~~

#	Subject and purpose	Old text/ location	New text/ location
		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		***Florida Water Star:*** 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		***Living Area:*** 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)~~ twenty-four (24) 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:

#	Subject and purpose	Old text/ location	New text/ location
		each component shall be considered to be a single sign. Included within the definition of sign are the following types of signs: (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. (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. (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. (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. (e) ***Inflatable advertisement:*** Any sign or object inflated or supported by wind, air, or pneumatic non-combustible pressure. (f) ***Motor vehicle sign:*** A sign or advertising display mounted or painted on a motor vehicle or truck trailer. (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. (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.	***(a)Awning Sign:*** a sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning. ***(b)Blade Sign***: a sign affixed to a building which projects in such a manner that both sides of the sign are visible. ***(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. ***(d)Canopy Sign***: a sign that is part of, or attached to, a canopy. ***(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. ***(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. ***(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. ***(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. Ground and/or pole signs are a type of freestanding sign. ***(i)~~(e)~~Inflatable advertisement:*** Any sign or object inflated or supported by wind, air, or pneumatic non-combustible pressure. ***(j)~~(f)~~Motor vehicle sign:*** A sign or advertising display mounted or painted on a motor vehicle or truck trailer. ***(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. This definition includes billboards. ***~~(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~~

#	Subject and purpose	Old text/ location	New text/ location
		(i) ***Real estate sign:*** Any sign which is used to offer, for sale, lease or, rent the property upon which the sign is placed. (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. (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. (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.	~~stored on the premises. Such signs shall be located on the premises to be advertised.~~ ***(l)~~(i)~~Real estate sign:*** Any sign which is used to offer, for sale, lease or, rent the property upon which the sign is placed. ***(m)Shopping Center Sign:*** A type of freestanding sign used to identify multiple businesses located within a single development. ***(n)~~(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. ***(o)~~(k)~~Subdivision sign:*** Any sign which indicates the name of a subdivision, planned ~~unit~~ development or residential/agriculture project, and which is typically located onsite at an entrance to the project or development ~~on the same property which is identified~~. ***(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 freestanding sign,~~ transported to the site on a trailer, and used for advertising or promotional purposes. ***(q)Wall Sign:*** 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. ***(r)Wayfinding Sign***: A sign intended to provide directional information to help people more easily and safely locate their intended destination. ***(s)Window Sign:*** 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.
13.		**Chapter 5 – ADMINISTRATION**	

<table>
<tr><th>#</th><th>Subject and purpose</th><th>Old text/ location</th><th>New text/ location</th></tr>
<tr><td>14.</td><td>Remove the administrative adjustment for ADUs since these are now allowed without the adjustment.</td><td>
Sec. 5.19. - Administrative adjustments.
<table>
<tr><th>Approval Type</th><th>Code Section(s)</th><th>Director</th><th>BCC**</th></tr>
<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>
</table>
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.
...
</td><td>
Sec. 5.19. - Administrative adjustments.
<table>
<tr><th>Approval Type</th><th>Code Section(s)</th><th>Director</th><th>~~BCC**~~</th></tr>
<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~~ 3,4,6,7,10, and 11.</td><td>~~10%—1~~5%*</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)~~ 30.13.3</td><td>10%</td><td>~~20%~~</td></tr>
<tr><td>Arbor Permit</td><td>~~Sec. 60.22(f)~~ 60.9 (d)</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>
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Director: Development Services Department Director or designee.
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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, or designee, 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
</td></tr>
</table>

#	Subject and purpose	Old text/ location	New text/ location
		(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. (d) Review Criteria. All administrative adjustments shall meet the following criteria: (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. **...**	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. (d) Review Criteria. All administrative adjustments shall meet the following criteria: (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, development order, developer's commitment agreement and/or activities inconsistent with the Comprehensive Plan. ...
15.		**Sec. 5.20. - Engineering manuals.** (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.	**Sec. 5.20. - Engineering manuals.** (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. (b) The Utilities ~~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

#	Subject and purpose	Old text/ location	New text/ location
		(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. (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.	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. (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.
16.		**Chapter 20 - DEVELOPMENT ORDERS/APPROVALS AND DENIALS OF APPLICATION FOR DEVELOPMENT APPROVALS**	
17.	New section.		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.
18.		**CHAPTER 30- ZONING REGULATIONS**	

#	Subject and purpose	Old text/ location	New text/ location
19.		**PART 2. – ESTABLISHMENT OF DISTRICTS**	
20.	Revise requirement to allow more residential homes to be built on antiquated existing platted lot.	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: 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 b. The subject parcel is in the urban area; and 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 ***	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: 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 b. The subject parcel is in the urban area; and 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 ***
21.		**PART 3. – ADMINISTRATION**	
22.	Updated division name.	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.	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.

#	Subject and purpose	Old text/ location	New text/ location
23.	Correct numbering. Refresh language. Refresh language.	30.3.1.5 Special exceptions. (a)(6)(b) (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: … b. If located in OP: i. Is consistent with the general zoning category and plan of the OP Office District. i. Is compatible with the concept of low intensity of land usage and site coverage. iii. Has access (where applicable) to urban services, such as, sewer water, police, fire, and related services. 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. … (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	30.3.1.5 Special exceptions. (a)(6)(b) (a) The Planning and Zoning Commission shall hold a public hearing ~~or hearing~~ to consider a proposed special exception, and submit in writing its recommendation~~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: … b. If located in OP: i. Is consistent with the general zoning category and plan of the OP Office District. ii. Is compatible with the concept of low intensity of land usage and site coverage. iii. Has access (where applicable) to urban services, such as, sewer water, police, fire, and related services. 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. … (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

#	Subject and purpose	Old text/ location	New text/ location
		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.	which the action for which the special exception is required shall be begun or completed, or both.
24.	New section		30.3.1.6 Conventional Rezonings. (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: (1) Complies and is consistent with the County's comprehensive plan; (2) Meets this Code and other applicable County regulations; (3) Is compatible with existing and planned uses in the surrounding area; (4) Will provide access sufficient to support the proposed development intensity and the provision of public services; (5) The expected impacts on transportation facilities will be addressed by existing County regulations; (6) Will not adversely affect environmentally critical or sensitive areas and natural resources; and (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. (8) Provides a benefit to the community by meeting Goals and Policies within the Comprehensive Plan. (b) Application for conventional rezoning request. An applicant for a rezoning shall file with the Planning & Development Division a written

#	Subject and purpose	Old text/ location	New text/ location
			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. (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.
25.		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.	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 written 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 a copy of the decision being 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 the notice of appeal 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~~.
26.		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.	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~~ the appeal within a reasonable time. ~~Upon~~ During 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.
27.		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	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~~ rendition of the Board of Adjustment's decision, but not thereafter,

#	Subject and purpose	Old text/ location	New text/ location
		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.	~~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.
28.		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	30.3.3.6 Stay. 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. ~~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 Board or the Board making a ruling relative to the appeal of a decision made by the Planning Manager, any~~

#	Subject and purpose	Old text/ location	New text/ location
		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 operating a nonconforming use, which is hereafter damaged or destroyed to the extent of fifty (50) percent or more of its value by flood, tropical storm, hurricane, tornado, 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 and lot sizes 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 ~~use~~ structure 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

#	Subject and purpose	Old text/ location	New text/ location
		(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. (d) This Section shall not affect any mobile or manufactured home approved for temporary occupancy under Section 30.6.4.4. 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.	home shall require a special exception. Larger units and other alterations exceeding the provisions of Section 3.10 shall also require a special exception. (d) This Section shall not affect any mobile or manufactured home approved for temporary occupancy under Section 30.6.4.4. 30.3.10.4 Non-conforming lots and parcels. 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. 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.
32.	New section		**Sec. 30.3.13. – Nonconformance due to government taking or voluntary dedication.** 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.
33.		**PART 4. - ZONING DISTRICT STANDARDS**	
34.	This language is regarding	**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.**

#	Subject and purpose	Old text/ location	New text/ location
	the density, which is regulated by the Comprehensive Plan. This does not need to be included here. Remove the requirement for the development plan. This is reviewed at time of site plan. The accessory uses have been relocated to 30.6.1.1	*** 30.4.8.2 Density regulations. (a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed: (1) A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or (2) A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District. 30.4.8.3R3, R3-A - General Provisions and Exceptions. (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. (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. (c) Personal services uses, designed primarily for the occupants of the complex, such as, day care centers, beauty	*** ~~30.4.8.3~~ 30.4.8.2 R-3, R3-A - General Provisions and Exceptions. *** ~~30.4.8.2 Density regulations.~~ ~~(a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed:~~ ~~(1) A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or~~ ~~(2) A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.~~ 30.4.8.2 R-3, R3-A - General Provisions and Exceptions ~~(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.~~ ~~(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. ~~(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.~~

#	Subject and purpose	Old text/ location	New text/ location
		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. (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. (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. (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. (g) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits. (h) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.	~~(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. ~~(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. ~~(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, any accessory uses located on-site, and landscaping. ~~(g)~~(e) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits. ~~(h)~~(f) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.
35.		**Sec. 30.4.9. - R-4 Multiple-Family Dwelling District.** 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	**Sec. 30.4.9. - R-4 Multiple-Family Dwelling District.** 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

#	Subject and purpose	Old text/ location	New text/ location
	Remove the requirement for the development plan. This is reviewed at time of site plan. Reference accessory uses in 30.6.1.1	apartments and certain uses which are quasi-residential in character. 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.)*** 30.4.9.3 General provisions and exceptions. (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.	multiple-story apartments and certain uses which are quasi-residential in character. 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.)*** 30.4.9.3 General provisions and exceptions. (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~~ Accessory uses shall be permitted in accordance with the Additional Use Standards of Part 6. (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.
36.	Add reference to accessory uses.	**Sec. 30.4.14. - OP Office District.** 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	**Sec. 30.4.14. - OP Office District.** 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. Accessory uses shall be permitted in accordance with the Additional Use Standards of Part 6.

#	Subject and purpose	Old text/ location	New text/ location
		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: 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. (2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts: 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)

#	Subject and purpose	Old text/ location	New text/ location
		(d) Floor area permitted. Accessory uses shall not occupy more than twenty (20) percent of the floor area of any building. (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. (e) Accessory uses as described above are permitted in the following zones: (1) OP Office District (2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts (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.	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. (c) Location. In office developments, a~~A~~ccessory uses shall be included as tenants within a principal office building and shall not be permitted to occupy separate buildings. 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. (d) Floor area permitted. Accessory uses shall not occupy more than twenty (20) percent of the floor area of any building. (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. ~~(e) Accessory uses as described above are permitted in the following zones:~~ ~~(1) OP Office District~~ ~~(2) R-3A, R-3, and R-4 Multiple-Family Dwelling Districts~~ (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.
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	**30.6.1.2. Accessory buildings and uses in residential areas.** (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. (b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory. (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.	**30.6.1.2. Accessory buildings and uses in residential areas.** (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. (b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory. (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. (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

#	Subject and purpose	Old text/ location	New text/ location
	properties that exceed 3 acres of total area. Allow accessory structures that are architecturally consistent to be maximum height allowed in zoning district.	(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. (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. (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.	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. (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~~ These provisions do 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. (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.
43.		**30.6.1.3 Accessory Dwelling Units.** (a) Accessory Dwelling Units Generally.	**30.6.1.3 Accessory Dwelling Units.** (a) Accessory Dwelling Units Generally.

#	Subject and purpose	Old text/ location	New text/ location
	Removed requirement that structures converted into ADUs be at least two hundred eighty-five (285) percent of the size of the original unit. Removed reference to 5.19 (administrative adustments) since maximum	(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. (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. (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. (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	(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. (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. (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.~~ (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. (5) ADUs shall not be permitted in association with nonconforming residential development in the Industrial, Commercial, Office, and

#	Subject and purpose	Old text/ location	New text/ location
	allowed ADU size is increasing to the previously allowed size through the adjustment. Removed restriction for ADU parking in rear of property. Increased maximum allowed ADU size in R districts from 1000 sq ft to 1100 sq ft. Increased maximum allowed ADU size in A-3, A-5, A-10 from 1000 sq ft to 1600 sq ft. Increased maximum ADU size in all districts from	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. (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. (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. (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. (8) Impact Fees. 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	Higher Intensity Planned Development (HIP) future land use designations. (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~~ Variances related to ADU size, or minimum area and width of any lot where an ADU is proposed are not permitted. (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~~. (8) Impact Fees. 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. b. If an ADU is not used for affordable rental purposes or the application does not include an affidavit which attests to the

#	Subject and purpose	Old text/ location	New text/ location
	35% of the gross floor area to 50% of the living area of the principal dwelling unit. Allow all ADUs in all districts were permitted to be 700 sq ft, regardless of principal dwelling unit size.	necessary to ensure that the ADU is used for affordable housing purposes. 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. (b) Accessory Dwelling Units in A-3, A-5, and A-10. (1) ADUs in A-3, A-5, and A-10 shall be permitted by right subject to the following requirements: a. No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot; 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; 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. 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	ADU as an affordable rental, impact fees will be assessed as dictated in the Seminole County Impact Fee Rate Schedule. (b) Accessory Dwelling Units in A-3, A-5, and A-10. (1) ADUs in A-3, A-5, and A-10 shall be permitted by right subject to the following requirements: a. No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot; b. ~~Except as provided in Section 5.19(b), t~~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. 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. 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. 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. (c) Accessory Dwelling Units in Other Districts. (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

#	Subject and purpose	Old text/ location	New text/ location
		National Flood Insurance Program, to ensure neighborhood compatibility. 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. (c) Accessory Dwelling Units in Other Districts. (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. (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: 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	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. (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: 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. b. Building elevations shall be provided for review prior to issuance of permits. ~~(3)~~(d) Impervious coverage for any lot or parcel wherein an ADU is constructed shall not exceed the following limits: **Zoning District** / **Maximum Impervious Coverage*** RC-1, A-1 / 30% R-1BB / 65% R-1B / 60% R-1 / 50%

<table>
<tr><th>#</th><th>Subject and purpose</th><th>Old text/ location</th><th>New text/ location</th></tr>
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may be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and an ADU.

b. Building elevations shall be provided for review prior to issuance of permits.

(3) Impervious coverage for any lot or parcel wherein an ADU is constructed shall not exceed the following limits:
<table>
<tr><th>Zoning District</th><th>Maximum Impervious Coverage*</th></tr>
<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>
<tr><td>R-1A</td><td>40%</td></tr>
<tr><td>R-1AA</td><td>40%</td></tr>
<tr><td>R-1AAA</td><td>40%</td></tr>
<tr><td>R-1AAAA</td><td>30%</td></tr>
<tr><td>PD</td><td>**</td></tr>
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<table>
<tr><td>R-1A</td><td>40%</td></tr>
<tr><td>R-1AA</td><td>40%</td></tr>
<tr><td>R-1AAA</td><td>40%</td></tr>
<tr><td>R-1AAAA</td><td>30%</td></tr>
<tr><td>PD</td><td>**</td></tr>
<tr><td colspan="2">*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.</td></tr>
</table>
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#	Subject and purpose	Old text/ location	New text/ location
		*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.	
44.	Clarified what is considered an "entrance" when measuring the distance between the entrance of an alcoholic beverage establishment and a school. Removed separation requirements from alcoholic beverage establishment to houses of worship, like establishments, and residential properties.	**Sec. 30.6.6. - Alcoholic beverage establishments** 30.6.6.1 Approvals on state alcoholic beverage licenses. (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. (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. 30.6.6.2 Performance standards. (a) Definitions. For the purpose of this Section, the following definitions shall apply: (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	**Sec. 30.6.6. - Alcoholic beverage establishments** 30.6.6.1 Approvals on state alcoholic beverage licenses. (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. (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. 30.6.6.2 Performance standards. (a) Definitions. For the purpose of this Section, the following definitions shall apply: (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. (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

#	Subject and purpose	Old text/ location	New text/ location
	Decreased the separation requirement between alcoholic beverage establishments and schools from 1000 feet to 500 feet, to be consistent with state statutes. Revised the method of calculating measurement from lot line to actual entrance of the building. Removed buffering requirement for alcoholic	establishment is a bona fide restaurant shall be made by the Planning Manager. (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. (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. (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.	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. (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. (c) Landscaping and buffering 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.~~ (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:~~ ~~(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.~~

#	Subject and purpose	Old text/ location	New text/ location
	beverage establishment. They will still adhere to standard requirements in Ch 30 part 14.	(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: (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. (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. (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: 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.	~~(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.~~ ~~(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:~~ ~~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.~~ ~~(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.~~

#	Subject and purpose	Old text/ location	New text/ location
		(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.	
45.		**Sec. 30.6.7. - Communication antennas/towers.** **..** 30.6.7.3 Performance standards. (b) Minimum Separation From Off-Site Uses/Designated Areas. (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. (2) Separation requirements for communication towers shall comply with the minimum standards established in Table 1 below unless otherwise provided. (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. (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	**Sec. 30.6.7. - Communication antennas/towers.** **...** 30.6.7.3 Performance standards. (b) Minimum Separation From Off-Site Uses/Designated Areas. (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. (2) Separation requirements for communication towers shall comply with the minimum standards established in Table 1 below unless otherwise provided. (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. (4) Separation distances may be decreased ~~or increased~~ by the Board of ~~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.~~ ***Note: See Ordinance for*** **TABLE 1MINIMUM SEPARATION FROM OTHER USES** (c) Separation Distances Between Communication Towers.

#	Subject and purpose	Old text/ location	New text/ location
		demonstrating unique planning considerations and compatibility impacts. ***Note: See Ordinance for* TABLE 1MINIMUM SEPARATION FROM OTHER USES** (c) Separation Distances Between Communication Towers. (1) Separation distances between communication towers shall be measured between the communication tower proposed for approval and those towers that are permitted or existing. (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. (3) The separation distances, listed in linear feet, shall be as set forth in Table 2 below: ***Note: See Ordinance for* TABLE 2 SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS** (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	(1) Separation distances between communication towers shall be measured between the communication tower proposed for approval and those towers that are permitted or existing. (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. (3) The separation distances, listed in linear feet, shall be as set forth in Table 2 below: ***Note: See Ordinance for* TABLE 2 SEPARATION DISTANCES BETWEEN COMMUNICATION TOWERS** (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.~~

#	Subject and purpose	Old text/ location	New text/ location
		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~~ lit except to ~~assure~~ ensure 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~~ authorizing 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

#	Subject and purpose	Old text/ location	New text/ location
	Remove requirement for proposed collocations to be advertised in the newspaper.	the requirements of this Section and no special exception is required. (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. (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. (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.	equipment rooms, which uses are expressly prohibited by existing special exceptions, then an amendment to the special exception shall be required. (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.~~ (1) The Planning Division 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. (2) Upon a determination that the collocation of ancillary facilities, including equipment rooms, is appropriate for a parcel, the Planning Division Manager shall allow the co-location of Communication Tower ancillary structures (including equipment rooms) as proposed. ~~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.~~ (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.

#	Subject and purpose	Old text/ location	New text/ location
		(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. (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. (5) The Development Services Director shall issue a development order or denial development order consistent with the determination made under this Section. (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. (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	(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.~~ ~~(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. (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. (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. (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

#	Subject and purpose	Old text/ location	New text/ location
	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.	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. (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. (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	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. ~~(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.~~

#	Subject and purpose	Old text/ location	New text/ location
		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.	
49.		**Sec. 30.6.10. - Community residential homes, and assisted living facilities.** 30.6.10.1 Statement of intent. (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	**Sec. 30.6.10. - Community residential homes~~,~~ ~~and~~ assisted living facilities~~.~~, and Certified Recovery Residences.** ~~30.6.10.1 Statement of intent.~~ ~~(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.~~ ~~(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.~~

#	Subject and purpose	Old text/ location	New text/ location
		impediment to the successful functioning of foster care and group home facilities. (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. 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. 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. (a) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed	30.6.10.~~2~~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.~~ "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. (a) 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. (b) 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. (c) 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: 1. 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

#	Subject and purpose	Old text/ location	New text/ location
		structure (facility) is compatible with the neighborhood in its physical size. (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. (c) A copy of the application to the appropriate State agency shall accompany the application for the special exception.	or area of single-family zoning to the nearest point of the proposed home. 2. 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. 3. 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. 30.6.10.~~3~~2 ~~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:~~ Assisted Living Facilities ~~(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.~~ ~~(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.~~ ~~(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.~~ ~~(g) A copy of the application to the appropriate State agency shall accompany the application for the special exception.~~ "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

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			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. (a) 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. (b) 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). (c) 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: 1. 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. 2. 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. 3. 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.
50.	Updated section number.	30.6.10.4 Certified recovery residences	30.6.10.~~4~~3 Certified recovery residences

#	Subject and purpose	Old text/ location	New text/ location
51.	This section is being removed due to conflict with State regulations on home based businesses.	**Sec. 30.6.12. - Home office.** 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.	**Sec. 30.6.12. - ~~Home office.~~ Reserved** ~~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.~~
52.	Update to ensure vacation rentals are inspected by Seminole County Code Enforcement.	**Sec. 30.6.16. - Vacation rentals.** 30.6.16.3 Minimum vacation rental standards to be verified by self-certification through registration.	**Sec. 30.6.16. - Vacation rentals.** 30.6.16.3 Minimum vacation rental standards to be verified by ~~self-certification through registration~~ inspection performed by Seminole County Code Enforcement Division.
53.	Update contact information for Code Enforcement.	**Sec. 30.6.16. - Vacation rentals.** 30.6.16.4 Violations procedure. (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. (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. ***	**Sec. 30.6.16. - Vacation rentals.** 30.6.16.4 Violations procedure. (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. (b) Complaints of violations of these Sections are to be filed by affected members of the general public with the Code Enforcement Division. ~~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.~~ ***

#	Subject and purpose	Old text/ location	New text/ location
54.	New section to address live-work units		**Sec. 30.6.20. – Live-work Units** (a) General Requirements. 1. Must be consistent with Florida Building Code as follows: I. The maximum total area of a live/work unit is 3,000 square feet; II. The nonresidential area shall be limited to 50 percent of the total area; III. 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; IV. Not more than five (5) employees may occupy the nonresidential area at any one time; 2. A live-work unit may be a detached structure, an attached structure, or a unit within a multi-unit structure; and 3. Access to each unit must be clearly separated from other live-work units. (b) 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. 1. Adult entertainment activities/businesses; 2. Animal hospitals and clinics; 3. Automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles; 4. Boatmaking; 5. Mobile food vendors such as coffee carts, or tack trucks; 6. Gun and weapons sales; 7. Theaters 8. Uses which involve medical procedures; 9. 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

#	Subject and purpose	Old text/ location	New text/ location
			photography, or in the making of jewelry, ceramics, pottery, and sculpture; 10. Uses that require explosives or highly combustible materials; 11. Welding, machine shop operations, or metal fabricating (except for artisan metal sculpture); and 12. Other uses that the director determines to be similar in character to those listed above.
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.	30.7.2.4 Location of swimming pools and pool screen enclosures. (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. (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. (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.	30.7.2.4 Location of swimming pools and pool screen enclosures. (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. (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. (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. (d) Refer to Section 30.7.2.3 for specific setback standards for pools near a Natural Water Body. (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,

#	Subject and purpose	Old text/ location	New text/ location
		(d) Refer to Section 30.7.2.3 for specific setback standards for pools near a Natural Water Body. (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.	Erosion and Sediment Control, of the Public Works Department Engineering Manual. (f) Pool screen enclosures may exceed the height of the principal structure, but be no taller than permitted by the applicable zoning district.
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. 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.
58.	New language		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.
59.		**Sec. 30.7.3. - Dimensional Standards Table.** ***Note: Please see the ordinance for this table.***	**Sec. 30.7.3. - Dimensional Standards Table.** ***Note: Please see the ordinance for this table.***
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:

#	Subject and purpose	Old text/ location	New text/ location
	Clarify duplex definitions. Update definition of "Townhouse" to be consistent with the definition in Chapter 2. Update definition of	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: (a) *Small Lot Single-Family:* Single-family homes on small sized lots designed to increase yield while remaining detached. These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout. (b) *Cottage Court:* A group of small, detached structures arranged around a shared court visible from the street. The shared court replaces the function of a rear yard. Unit entrances should be from the shared court. (c) *Duplex—Side-by-Side:* A detached structure that consists of two (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. (d) *Duplex—Stacked:* 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. (e) *Townhouse:* 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. (f) *Triplex—Stacked:* 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. (g) *Fourplex—Stacked:* 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.	(a) *Small Lot Single-Family:* Single-family homes on small sized lots designed to increase yield while remaining detached. These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout. (b) *Cottage Court:* A group of small, detached structures arranged around a shared court visible from the street. The shared court replaces the function of a rear yard. Unit entrances should be from the shared court. (c) *Duplex—Side-by-Side:* A duplex with units~~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. (d) *Duplex—Stacked:* A duplex with units ~~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. (e) *Townhouse:* ~~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. (f) *Triplex—Stacked:* 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. (g) *Fourplex—Stacked:* 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. (h) *Six-plex:* 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. (i) *Courtyard Building:* A medium-sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Each unit is accessed from the courtyard or a public sidewalk and shared stairs each provide access to up to three (3) units. (j) *Live-Work Unit:* ~~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~~

#	Subject and purpose	Old text/ location	New text/ location
	"Live-Work Unit" to be consistent with the definition in Chapter 2.	(h) *Six-plex:* 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. (i) *Courtyard Building:* A medium-sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Each unit is accessed from the courtyard or a public sidewalk and shared stairs each provide access to up to three (3) units. (j) *Live-Work:* An attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential uses. The flex space and residential unit typically have separate street entrances.	~~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.
62.	Language added to clarify at what point the development plan is required and what must be shown on the plan. Consistent with current practice.	30.8.3.3 Review of Development Proposals (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. (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.	30.8.3.3 Review of Development Proposals (a) ~~Final Development~~ Conceptual Plan Required with application. At the time of application for rezoning to Missing Middle, ~~Prior to subdivision or site plan approval~~ the applicant must submit a ~~final development~~ conceptual plan consistent with the development criteria 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: (a) Overall Site Boundary and Orientation. Show property boundaries, major adjacent streets, and general orientation (north arrow and scale). (b) 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: I. Proposed use category; II. Maximum development intensity or density (dwelling units per acre or FAR); and III. Approximate acreage.

#	Subject and purpose	Old text/ location	New text/ location
			(c) 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. (d) 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. (e) 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). (f) Phasing Concept. If the development is proposed to be developed in phases, show general phase boundaries and describe the order of development. (g) 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. (h) A summary table identifying total acreage, typology mix, gross density, maximum building heights, and open space percentages. 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. (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.
63.	Update Table name. Add language to clarify non-residential uses permitted in	30.8.3.6 Allowable Typologies and Densities (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. **Table 8.3-A: Permitted Missing Housing Middle Types** ***Note: See Ordinance for table***	30.8.3.6 Allowable Typologies and Densities (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. **Table 8.3-A: Permitted Missing ~~Housing~~ Middle Housing Types** ***Note: See Ordinance for table*** *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.*

#	Subject and purpose	Old text/ location	New text/ location
	underlying zoning is still permitted in MM projects. Add language to clarify that live-work units shall be calculated as commercial area.		(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. (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.
64.	Removed prohibition of dead-end streets, cul-de-sacs and hammerheads .	30.8.3.7 Site Regulations: (a) Missing Middle typologies may be clustered or distributed throughout the project. (b) No single Missing Middle typology may exceed five (5) acres of developable land. (c) Development includes a connected street grid which is accomplished by meeting the following conditions: (1) No portion of the project may be gated. (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. (3) Sidewalks are required on both sides of every street. (4) Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director	30.8.3.7 Site Regulations: (a) Missing Middle typologies may be clustered or distributed throughout the project. (b) No single Missing Middle typology may exceed five (5) acres of developable land. (c) Development includes a connected street grid which is accomplished by meeting the following conditions: (1) No portion of the project may be gated. (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. (3) Sidewalks are required on both sides of every street. (4) ~~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

#	Subject and purpose	Old text/ location	New text/ location
		when wetlands, water bodies, or infrastructure corridors prevent connections. (5) The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties. (6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots. (7) Pedestrian or vehicular connections to existing commercial uses should be provided where feasible. (d) Restrictions near development boundaries: (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. (2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.	may be allowed where specifically approved by the Development Services Director, and pedestrian connectivity is provided. (5) ~~The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties.~~ ~~(6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots.~~ ~~(7)~~ Pedestrian or vehicular connections to existing commercial uses should be provided where feasible. (d) Restrictions near development boundaries: (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. (2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.
65.	Remove language allowing county to condition approvals based on State licensing.	**Sec. 30.8.5. - PD Planned Development.** **...** 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. (a) Accessory dwelling units within any single-family residential lots in a PD may be	**Sec. 30.8.5. - PD Planned Development.** **...** 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.~~ (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. (b) For properties seeking Planned Development approval in the Higher Intensity Planned Development- Airport Future Land Use

<table>
<tr><th>#</th><th>Subject and purpose</th><th>Old text/ location</th><th>New text/ location</th></tr>
<tr><td></td><td>Clarify which uses are considered permitted in HIP-AP Future Land Use.</td><td>administratively approved by the Planning Manager subject to the requirements of Section 30.6.1.3.</td><td>Designation, the following uses shall be considered airport-supportive and permitted:
a. Commercial kennels
b. Fire stations
c. Hotels & motels (excluding Bed & breakfast)
d. Hospitals
e. Rental car facilities
f. Light commercial
g. Industrial trade schools
h. Flight schools
i. Light Industrial (See Sec. 30.5.3.)
j. Manufacturing, Light (See Sec. 30.5.3.)
k. Office uses (See Sec. 30.5.3.)
l. Restaurants (standard and drive-through)
(c) For properties seeking Planned Development approval in the Higher Intensity Planned Development- Target Industry Land Use Designation, the following uses shall be considered permitted:
<table><tr><th>Category</th><th>Industries</th></tr><tr><td>Manufacturing</td><td>Plastics and Commercial Printing
Electronics/Mechanical Assembly
Auto Parts
Fasteners/Spacers
Construction Products
Food Processing
Machinery
Transport Aircraft
Maintenance and Modification
Aircraft Manufacturing
Aerospace equipment</td></tr></table></td></tr>
</table>

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

#	Subject and purpose	Old text/ location	New text/ location	
			Financial and Information Services*	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
			Life Sciences*	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
			Digital Media*	Motion Picture and Video Production Simulation and Training Teleproduction Graphic Design Computer Hardware/Software Design and Development Animation

#	Subject and purpose	Old text/ location	New text/ location
			Other | Long Stay Tourism Hotels and Lodging International Trade Sports Associated Industries Other basic businesses and industries with high annual average wages *SeminoleWAY Industry and Facility Analysis: Real Estate Research Consultants, Inc.; May 1, 2008
66.	Remove CPTED as greater benefit option since the County does not have any policies or standards for how to	30.8.5.3 Review criteria. (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. (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: (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.	30.8.5.3 Review criteria. (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. (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: (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 such as use of Florida Water Star practices.

#	Subject and purpose	Old text/ location	New text/ location
	implement CPTED. Allow undergrounding of utilities, DarkSky practices, and Florida-Friendly landscaping as a greater benefit option for PDs. Remove repetitious language regarding electric vehicles. Clarify projects in an overlay are still required to meet overlay standards.	(7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. (c) In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (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. (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. (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. (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. (c) In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (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. (3) If the proposed development falls within an overlay, the development must comply with the standards of that overlay. (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) ~~Why~~ How the proposed development provides a use or design approach that cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development.

#	Subject and purpose	Old text/ location	New text/ location
		(e) Residential PD Design Standards: (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. (f) Required Residential Neighborhood Improvements: (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: 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.	(4) A description of the greater benefits to the County as described in (b) ~~that cannot be achieved under the existing provisions of this Code~~. ***NOTE: Items (e) and (f) are being relocated to 30.8.5.11. The changes are shown below for summary.*** (d) Residential PD Design Standards: (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.~~ 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. (2) Front-facing garage doors must be set back a minimum of twenty (20) feet from the back of the sidewalk in order to maintain sufficient space for a vehicle to park without blocking the sidewalk. (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, unless otherwise approved by the Board of County Commissioners. (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 Development Services Director and approved by the Board of County Commissioners. ~~(f) Required Residential Neighborhood Improvements:~~ (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: 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.

#	Subject and purpose	Old text/ location	New text/ location
	Remove the requirement that fifty (50) percent of pond frontage must be open to streets or community parks. Remove the 8% open space requirement since PDs already require 25%.	d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. (2) Fifty (50) percent of pond frontage must be open to streets or community parks. 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. 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). (g) Common Useable Open Space: (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: a. Minimum eight (8) percent of net buildable acreage utilized for open space. b. Open Space may be provided in multiple locations however each location must be: i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. 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.	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. 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. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. ~~(2) Fifty (50) percent of pond frontage must be open to streets or community parks.~~ ~~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.~~ ~~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).~~ ***NOTE: Item (g) will remain in 30.8.5.3 and be re-lettered to (e)*** ~~(g)~~(e) Common Useable Open Space: ~~(1) In addition to the~~ tTwenty-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. ~~a. Minimum eight (8) percent of net buildable acreage utilized for open space.~~ ~~b. Open Space may be provided in multiple locations however each location must be:~~ ~~i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.~~ ~~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.~~

#	Subject and purpose	Old text/ location	New text/ location
		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.	~~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.~~
67.	Section title updated	30.8.5.8 PD revisions.	30.8.5.8 PD ~~revisions~~ amendments.
68.	Definition for substantial development has been added so it is no longer determined by the Director.	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.	30.8.5.9 Planned development time limitations. 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 ~~s~~Substantial ~~d~~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.
69.	Clarification.	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.	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 and may be subject to code enforcement procedures.

#	Subject and purpose	Old text/ location	New text/ location
70.		30.8.5.11 Development standards for planned developments. The development standards for planned developments are as follows: (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. 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.	30.8.5.11 Development standards for planned developments. The development standards for planned developments are as follows: (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. 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. 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. (b) Phasing (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

#	Subject and purpose	Old text/ location	New text/ location
		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. (b) Phasing (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. (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	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. (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. (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. (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

#	Subject and purpose	Old text/ location	New text/ location
	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.	amenities or portions thereof lie outside the phase. (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. (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	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. (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. (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. unless otherwise approved within the master development plan or PD development order. ~~(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.~~ ~~(2) Open Space may be provided in multiple locations however each location must be:~~ ~~a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.~~ ~~b. Not less than 0.25 contiguous acres.~~ ~~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

#	Subject and purpose	Old text/ location	New text/ location
		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. (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. (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. (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. (2) Open Space may be provided in multiple locations however each location must be: a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. b. Not less than 0.25 contiguous acres. 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	~~space. Dog parks must contain waste disposal receptables and appropriate signage.~~ ~~(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).~~ ~~(4) Stormwater ponds must be amenitized as follows:~~ ~~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).~~ (e) Access and parking (1) 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. (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. (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

#	Subject and purpose	Old text/ location	New text/ location
	Remove prohibition of hammerhead turnarounds. 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	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 receptables and appropriate signage. (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). (4) Stormwater ponds must be amenitized as follows: 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). (e) Access and parking (1) All streets, thoroughfares, and accessways shall be designed to be consistent with the roadway functional classification system and other	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. (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. (f) Perimeter requirements (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: 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: 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

#	Subject and purpose	Old text/ location	New text/ location
	for better organization.	policies of the Transportation Element of the Comprehensive Plan. (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. (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. (4) Hammerhead turnarounds shall be prohibited. (f) Perimeter requirements (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. (2) Increased setbacks from the PD perimeter may also be imposed to	<table><tr><td>0.5</td><td>15</td><td>3.25</td><td>6' masonry wall*</td></tr><tr><td>0.6</td><td>20</td><td>4.00</td><td>6' masonry wall*</td></tr><tr><td>0.7</td><td>30</td><td>3.50</td><td>6' masonry wall*</td></tr><tr><td colspan="4">*May be reduced to 3' open metal fence and 3' hedge adjacent to a street.</td></tr></table> (2) Reduced Buffer Widths may not be applied to required buffers within a specific overlay. (3) Increased setbacks from the PD perimeter may also be imposed to maintain compatibility with adjacent existing uses. (g) Residential PD Design Standards: ***NOTE: Items 30.8.5.3 (e) and (f) are being relocated here. Proposed language shown in row 66.***

#	Subject and purpose	Old text/ location	New text/ location
		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.		**Sec. 30.8.7 - UC UNIVERSITY COMMUNITY DISTRICT** ***Note: See ordinance for language. No changes proposed.***
72.		**PART 9. - SUPPLEMENTAL REGULATIONS**	
73.	Clarify boat may not be rented as living quarters.	**Sec. 30.9.5. - Boat dock requirements.** 30.9.5.1 General Regulations. (a) Where boat docks or boathouses are a permitted use the following requirements must be met prior to issuance of any applicable permit: (1) The lot upon which the structure will be developed must have a minimum thirty (30) feet of frontage on the subject water body.	**Sec. 30.9.5. - Boat dock requirements.** 30.9.5.1 General Regulations. (a) Where boat docks or boathouses are a permitted use the following requirements must be met prior to issuance of any applicable permit: (1) The lot upon which the structure will be developed must have a minimum thirty (30) feet of frontage on the subject water body. (2) The lot upon which the structure will be developed must be a legal lot of record and must meet minimum lot size requirements.

#	Subject and purpose	Old text/ location	New text/ location
	Clarify number of boats/vessels allowed per single family residence.	(2) The lot upon which the structure will be developed must be a legal lot of record and must meet minimum lot size requirements. (3) The lot upon which the structure is located must have adequate off-street parking for at least two (2) vehicles. (4) The applicant must demonstrate compliance with all local, state and federal regulations and permit requirements. (b) No boat dock or boathouse may be rented or leased. (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. ***	(3) The lot upon which the structure is located must have adequate off-street parking for at least two (2) vehicles. (4) The applicant must demonstrate compliance with all local, state and federal regulations and permit requirements. (b) No boat dock or boathouse may be rented or leased, and no vessel can be rented from a residential dock or boathouse. (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. (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. ***
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.		**Sec. 30.9.7. Alternative density option for affordable housing.** 30.9.7.1 Purpose and intent. (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	**Sec. 30.9.7. Alternative density option for affordable housing.** 30.9.7.1 Purpose and intent. (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

#	Subject and purpose	Old text/ location	New text/ location
		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. (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. 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	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. (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)~~ fifty (50) percent of the total. This provision is intended to ensure that ~~low income~~ affordable units are mixed in with other income units to prevent concentrated pickets of low income households and to maintain neighborhood viability. 30.9.7.2. Applicability; compliance. The ADO is not a separate zoning classification, but is a development option for properties 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~~. An applicant may submit plans and an application for development approval pursuant to the standards for the property's assigned ~~these~~ zoning classification~~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. 30.9.7.3 Procedure.

#	Subject and purpose	Old text/ location	New text/ location
		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. 30.9.7.3 Procedure. (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: (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	(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: (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. ~~(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~~

#	Subject and purpose	Old text/ location	New text/ location
		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. (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. (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:	~~Review Committee and for keeping central records on the review process for the application.~~ ~~(3)~~(2) Preliminary s~~S~~ubdivision 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: 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.

#	Subject and purpose	Old text/ location	New text/ location
		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 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; 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. (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	~~(4)~~(3) Board review and approval of preliminary ~~plats~~ subdivision plan, master development plan, and final site plans. After review and approval of the preliminary subdivision plan and/or the site plan by the ~~Development Review Committee~~ Planning and Development Division, the ~~application~~ affordability agreement shall be submitted for consideration by the Board as a consent item. Issuance of a development order and execution of the affordability agreement will occur upon approval by the Board of County Commissioners. ~~(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. ~~(6)~~(5) Final ~~plan~~ Plat. The applicant shall have ~~one (1)~~ two (2) years from the date of preliminary subdivision plan approval to file for final ~~plan~~ plat approval for all of the areas covered in the preliminary subdivision plan or the ~~preliminary~~ approval shall lapse. An extension of the preliminary subdivision plan approval may be granted by the Board of County Commissioners for good cause upon written request of the applicant and the Board finding that good cause has been demonstrated by the applicant. 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:

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<tr><td></td><td></td><td>development order and execution of the affordability agreement will occur upon approval.
(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.
(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.
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:
(a) Assurance that the mix of affordable housing units will be implemented as required in this</td><td>(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;
(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.

30.9.7.5 ~~Development~~ Density standards table.
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.
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:
<table><tr><th colspan="4">Density Standards Table</th></tr><tr><th>FLU Designation and Unit Type</th><th>Quantity of affordable units</th><th>Quantity of bonus market rate units</th><th>Example project using 10 acres of buildable area</th></tr><tr><td colspan="4">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>Low Income Units</td><td>1</td><td>1.5</td><td>12 affordable units = 18 extra market rate (max 70 units)

(40 units without bonus)</td></tr></table></td></tr>
</table>

#	Subject and purpose	Old text/ location	New text/ location

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;

(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.

30.9.7.5 Development standards.

(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.

(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:

(1) Day care facilities;
(2) Community centers; or
(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

Very Low Income Units	1	2	10 affordable units = 20 extra market rate (max 70 units) *(40 units without bonus)*
Medium Density Residential (MDR) Maximum density without bonus: 10 units per net buildable acre Maximum density with bonus: 12 units per net buildable acre			
Low or Very Low Income Rental	1	1	10 affordable units = 10 extra market rate (max 120 units) *(100 units without bonus)*
Low or Very Low Income Ownership	1	3	5 affordable units = 15 extra market rate (max at 120 units) *(100 units without bonus)*
High Density Residential (HDR) Maximum density without bonus: 20 units per net buildable acre Maximum density with bonus: 22 units per net buildable acre			
Low Income Units	1	1	10 affordable units = 10 extra market rate (max 220 units) *(200 units without bonus)*
Very Low Income Units	1	3	5 affordable units = 15 extra market rate (max at 220 units)

#	Subject and purpose	Old text/ location	New text/ location

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.

(d) Density and dimensional regulations.

(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:

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

(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

			(200 units without bonus)
Mixed Development (MXD) Maximum density without bonus: 30 units per net buildable acre Maximum density with bonus: 50 units per net buildable acre			
Low Income Units Rental	1	1.5	80 affordable units = 120 extra market rate (max 500 units) *(300 units without bonus)*
Very Low Income Units Rental	1	3	50 affordable units = 150 extra market rate (max 500 units) *(300 units without bonus)*
Low Income Units Ownership	1	3	50 affordable units = 150 extra market rate (max 500 units) *(300 units without bonus)*
Very Low Income Units Ownership	1	4	40 affordable units = 160 extra market rate (max 500 units) *(300 units without bonus)*

~~(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~~

#	Subject and purpose	Old text/ location	New text/ location
		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. (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. (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:	~~within a CDBG Target Area designated by the Board of County Commissioners.~~ ~~(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:~~ ~~(1) Day care facilities;~~ ~~(2) Community centers; or~~ ~~(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 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.~~ ~~(d) Density and dimensional regulations.~~ ~~(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:~~

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

#	Subject and purpose	Old text/ location	New text/ location

Minimum House Size	
Adjacent Neighborhood	ADO Project
A-1	1,300 square feet
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
60 feet	50 feet

(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:

(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.

(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

~~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~~

~~(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 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.~~

~~(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~~

#	Subject and purpose	Old text/ location	New text/ location
		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. (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. (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	~~widths shall refer to the lot dimension along the property line with the adjacent development.~~ ~~(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:~~ ~~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~~ ~~(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:~~ ~~Minimum House Size~~ ~~Adjacent Neighborhood~~ | ~~ADO Project~~ ~~A-1~~ | ~~1,300 square feet~~

#	Subject and purpose	Old text/ location	New text/ location

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

~~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~~

~~(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.~~

~~(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.~~

~~(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~~

#	Subject and purpose	Old text/ location	New text/ location

TABLE 1: SEMINOLE COUNTY UNIT TYPE DESIGN STANDARDS

Use	Minimum Lot Size	Minimum Lot Width	Yards			Minimum House Size	Maximum Coverage
			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.	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~~

#	Subject and purpose	Old text/ location	New text/ location

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 fee 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~~						

#	Subject and purpose	Old text/ location	New text/ location

TABLE 2: SEMINOLE COUNTY PERIPHERAL COMPATIBILITY

Uses Permitted	Adjoining Zoning District					
	R-1B	R-1	R-1A	R-1AA	R-1AAA	R-1AAAA
A. Single-Family Detached	R-1BB	R-1B	R-1	R-1A	R-1AA	R-1AAA
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.

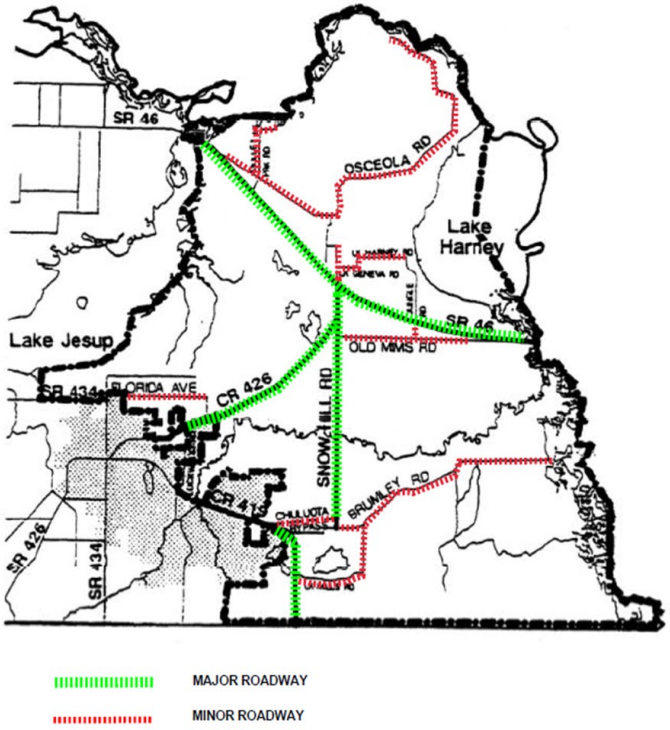
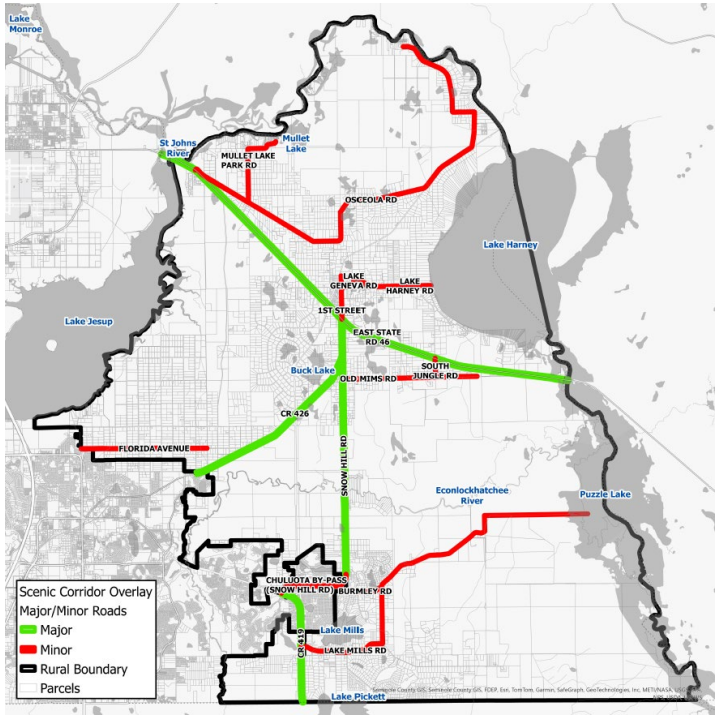
Source: Florida Planning Group, Inc., 1991.

~~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~~

#	Subject and purpose	Old text/ location	New text/ location
			~~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.~~
76.		**PART 10. - OVERLAY DISTRICTS**	
77.	Updated graphic. No change to actual overlay.	**Sec. 30.10.2. - Scenic Corridor Overlay Zoning District.** 	**Sec. 30.10.2. - Scenic Corridor Overlay Zoning District.** 
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.**

#	Subject and purpose	Old text/ location	New text/ location
	Correct spelling.	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. 30.10.3.2 Purpose. The purpose of this Part is to insure that the designated Gateway Corridor is developed in a manner which: (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.	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. 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: (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.		30.10.3.7 Signage. Signs shall be erected or installed according to the following criteria: (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	30.10.3.7 Signage. Signs shall be erected or installed according to the following criteria: (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

#	Subject and purpose	Old text/ location	New text/ location
	Allow alternative materials for sign structures.	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. (b) Ground signs. (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. (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 (⅔) 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. (3) Any external above ground light source shall be located and hidden within the	exceeding two hundred (200) linear feet, no individual sign shall exceed two hundred (200) square feet in size. (b) Ground signs. (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. (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 (⅔) 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 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. (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. (4) The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk. (5) The planter setback shall be a minimum of five (5) feet from the right-of-way. (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.

#	Subject and purpose	Old text/ location	New text/ location
	Remove regulation of flag type. Now, only the number of flags will be regulated (same quantity allowed as before).	planter bed. Light sources located outside the planter bed shall be in a burial fixture. (4) The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk. (5) The planter setback shall be a minimum of five (5) feet from the right-of-way. (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. (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. (d) Movement. No ground sign nor its parts shall move, rotate or use flashing lights. (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. (f) Prohibited signs. Off-premises signs, portable signs, pole signs, and temporary signs except for advertising on or attached to bus shelters. (g) Exempted signs. Real estate signs. (h) Flags. Flags are permitted as follows: a maximum of one (1) state, one (1) federal and one (1)	Ground sign base, sides and top are excluded from the sign area calculation. (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. (d) Movement. No ground sign nor its parts shall move, rotate or use flashing lights. (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. (f) Prohibited signs. Off-premises signs, portable signs, pole signs, and temporary signs except for advertising on or attached to bus shelters. (g) Exempted signs. Temporary signs~~Real estate signs~~. (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.~~ (i) Opening banners. Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening.

#	Subject and purpose	Old text/ location	New text/ location
		local/County flag per parcel, each a maximum of thirty-five (35) square feet. (i) Opening banners. Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening.	
80.		**Sec. 30.10.8. - Airports.** 30.10.8.16 Noise. (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. (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.	**Sec. 30.10.8. - Airports.** 30.10.8.16 Noise. (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. (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.~~ 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.

#	Subject and purpose	Old text/ location	New text/ location
81.	Correct spelling.	**Sec. 30.10.11. - Creation of State Road 46 Gateway Corridor Overlay Standards Zoning Classification/description of corridor and property affected/applicability.** **...** 30.10.11.1 Purpose/application of other Code provisions. (a) The purposes of this Part are to insure that the designated State Road 46 gateway corridor is developed in a manner which: (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. (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	**Sec. 30.10.11. - Creation of State Road 46 Gateway Corridor Overlay Standards Zoning Classification/description of corridor and property affected/applicability.** **...** 30.10.11.1 Purpose/application of other Code provisions. (a) The purposes of this Part are to ~~insure~~ ensure that the designated State Road 46 gateway corridor is developed in a manner which: (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. (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.

#	Subject and purpose	Old text/ location	New text/ location
		forth in Part 10 of Chapter 40 pertaining to site plan requirements.	
82.	Remove term "point-of-sale" since this is being removed from the sign code (for consistency).	30.10.11.6 Signage. (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. (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 permittable 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. (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 (⅔) 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	30.10.11.6 Signage. (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. (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 permittable 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. (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 (⅔) 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. (d) The maximum permittable 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.

#	Subject and purpose	Old text/ location	New text/ location
		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. (d) The maximum permittable 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. (e) The total maximum permittable 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. (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.)	(e) The total maximum permittable 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. (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. (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.)
83.		**Sec. 30.10.12. - Oxford Place Overlay District.** **...**	**Sec. 30.10.12. - Oxford Place Overlay District.** **...**

#	Subject and purpose	Old text/ location	New text/ location
	Update section reference. A majority of these sign standards are being relocated to part 13. They are no longer needed in this section.	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: (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. ... 30.10.12.13 Open space, buffering, and landscaping. (a) Open Space. (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: a. Outdoor patio/cafe seating areas; b. Pedestrian plazas/kiosk areas;	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: (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. ... 30.10.12.13 Open space, buffering, and landscaping. (a) Open Space. (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: 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. (1) Buffers within the Overlay District shall be required as follows:

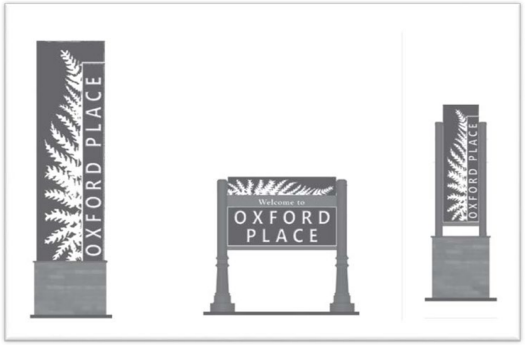
#	Subject and purpose	Old text/ location	New text/ location
		c. Water features with seating areas; d. Rain gardens and/or bioswales; e. Stormwater planters. (5) Open Space areas not containing hardscape, specific amenities, or landscaping shall be sodded. (b) Buffering. (1) Buffers within the Overlay District shall be required as follows: 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). ... 30.10.12.15 Signage. (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. (b) [New signs.] New signs within the Oxford Place Overlay District shall comply with the following standards: (1) Wall (building) Signs.	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~~ Part 14, except that no such buffer shall have an opacity of less than 0.3 as specified in Section ~~30.14.5(b)(1)~~ 30.14.6(a). ... 30.10.12.15 Signage. (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. (b) [New signs.] New signs within the Oxford Place Overlay District shall comply with the standards of Chapter 30, Part 13, except for wall signs, which shall meet the following standards: (1) Wall ~~(building)~~ Signs. a. ~~Wall signs may not be used in conjunction with blade signs;~~ Must comply with the requirements of Sec. 30.13.3(3). 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; ~~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;~~ ~~d.~~ Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum.

#	Subject and purpose	Old text/ location	New text/ location
		a. Wall signs may not be used in conjunction with blade signs; 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; 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; d. Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum. e. May encroach a maximum of twelve (12) inches over a sidewalk while maintaining a vertical clearance of eight (8) feet from the finished sidewalk; f. Wall signs should not obscure windows, grill work, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening); and g. Wall signs may be internally or externally lit. Cutoff fixtures shall be angled toward the face of the wall sign and shall complement the	~~e. May encroach a maximum of twelve (12) inches over a sidewalk while maintaining a vertical clearance of eight (8) feet from the finished sidewalk;~~ ~~f. Wall signs should not obscure windows, grill work, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening); and~~ ~~g. Wall signs may be internally or externally lit. Cutoff fixtures shall be angled toward the face of the wall sign and shall complement the design of the building through style, material and color.~~ **~~Figure 9: Wall (Building) Sign Illustrative Examples~~**  ~~(2) Window Signs.~~ ~~a. Window signs may be used in conjunction with other signs;~~ ~~b. Limited to thirty (30) percent of the window area; and~~ ~~c. The following shall be exempt from this limitation:~~ ~~i. Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs shall be limited to ten (10) percent of the window area.~~ **~~Figure 10: Window Signs Illustrative Examples~~**  ~~(3) Blade Signs.~~ ~~a. Blade signs may not be used in conjunction with wall signs;~~

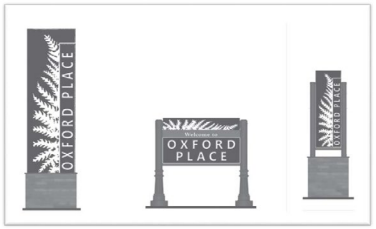
#	Subject and purpose	Old text/ location	New text/ location
		design of the building through style, material and color. **Figure 9: Wall (Building) Sign Illustrative Examples**  (2) Window Signs. a. Window signs may be used in conjunction with other signs; b. Limited to thirty (30) percent of the window area; and c. The following shall be exempt from this limitation: i. Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs shall be limited to ten (10) percent of the window area. **Figure 10: Window Signs Illustrative Examples**  (3) Blade Signs. a. Blade signs may not be used in conjunction with wall signs; b. Shall be permitted for all commercial uses only (retail, restaurant, and office); c. Maximum four (4) square feet per sign face;	~~b. Shall be permitted for all commercial uses only (retail, restaurant, and office);~~ ~~c. Maximum four (4) square feet per sign face;~~ ~~d. May encroach a maximum of three (3) feet over a public sidewalk/R-O-W; and~~ ~~e. Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of eight (8) feet from the finished sidewalk.~~ ~~**Figure 11: Blade Signs Illustrative Examples**~~  ~~(4) Awning Signs.~~ ~~a. Awning signs may not be used in conjunction with canopy signs;~~ ~~b. The character height shall not exceed two-thirds (⅔) of the height of the face (vertical or near vertical part) of the awning;~~ ~~c. When possible, signs shall be horizontally and vertically centered on the face of the awning; and~~ ~~d. The sign shall not exceed one square foot per linear foot of canopy face length.~~ ~~**Figure 12: Awning Signs Illustrative Examples**~~  ~~(5) Canopy Signs.~~ ~~a. Canopy signs may not be used in conjunction with awning signs;~~

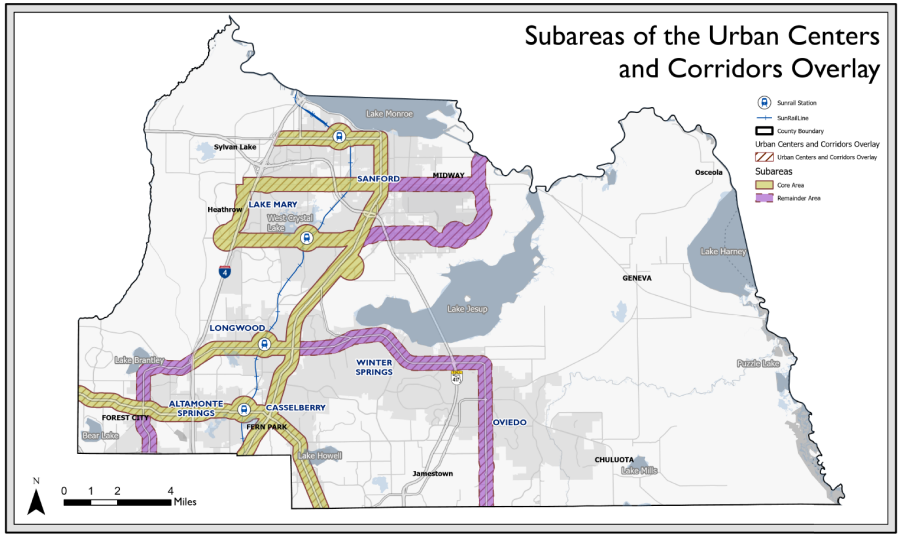
#	Subject and purpose	Old text/ location	New text/ location
		d. May encroach a maximum of three (3) feet over a public sidewalk/R-O-W; and e. Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of eight (8) feet from the finished sidewalk. **Figure 11: Blade Signs Illustrative Examples**  (4) Awning Signs. a. Awning signs may not be used in conjunction with canopy signs; b. The character height shall not exceed two-thirds (⅔) of the height of the face (vertical or near vertical part) of the awning; c. When possible, signs shall be horizontally and vertically centered on the face of the awning; and d. The sign shall not exceed one square foot per linear foot of canopy face length. **Figure 12: Awning Signs Illustrative Examples**  	~~b. The placement of this type of sign shall be limited to the canopy face length;~~ ~~c. No sign shall project beyond the perimeter of the canopy; and~~ ~~d. The sign shall not exceed one square foot per linear foot of canopy face length.~~ ~~**Figure 13: Canopy Signs Illustrative Examples**~~  ~~(6) Menu Board Signs.~~ ~~a. One menu board shall be allowed per street address;~~ ~~b. Menu boards shall not exceed eight (8) square feet in size and shall be positioned so as to be adjacent to the restaurant or business listed on the board and information on the board shall advertise exclusively the goods and services of the business and be placed in a manner which is clearly visible to pedestrian traffic and in compliance with all Americans with Disabilities Act (ADA) regulations;~~ ~~c. Menu boards shall not be placed in the right-of-way;~~ ~~d. All standing menu signs shall be removed at the end of each business day; an~~ ~~e. All wall menu signs shall be securely anchored to a wall.~~ ~~**Figure 14: Menu Board Signs Illustrative Examples**~~ 

#	Subject and purpose	Old text/ location	New text/ location
		(5) Canopy Signs. a. Canopy signs may not be used in conjunction with awning signs; b. The placement of this type of sign shall be limited to the canopy face length; c. No sign shall project beyond the perimeter of the canopy; and d. The sign shall not exceed one square foot per linear foot of canopy face length. **Figure 13: Canopy Signs Illustrative Examples**  (6) Menu Board Signs. a. One menu board shall be allowed per street address; b. Menu boards shall not exceed eight (8) square feet in size and shall be positioned so as to be adjacent to the restaurant or business listed on the board and information on the board shall advertise exclusively the goods and services of the business and be placed in a manner which is clearly visible to pedestrian traffic and in compliance with all Americans with Disabilities Act (ADA) regulations; c. Menu boards shall not be placed in the right-of-way;	~~(7) Wayfinding Signs.~~ ~~a. Internal development wayfinding signs may provide location maps, directions, general information and special notices to add liveliness of the development, as shown on Figure 15. The signs shall be designed to match the site architecture and be integrated into the layout of pedestrian circulation areas.~~ ~~b. Wayfinding signs may be placed on private property or within public right-of-way with a Right-of-Way Use Permit but shall not block site lines or impede safe American with Disabilities Act (ADA) access.~~ **~~Figure 15: Wayfinding Signs Illustrative Examples~~**  ~~(8) Gateway Feature Entrance Signs.~~ ~~a. Gateway Feature Entrance signs are permitted at the main entrances of Oxford Place at the intersections of:~~ ~~i. US Hwy 17-92 and the Fern Park Boulevard Extension;~~ ~~ii. US Hwy 17-92 and Fernwood Boulevard; and~~ ~~iii. SR 436 and Oxford Road~~ ~~b. Gateway Feature Entrance Signs may be placed on private property or within public right-of-way with a Right-of-Way Use Permit.~~ ~~c. Gateway Feature Entrance Signs shall not block site lines or impede safe American with Disabilities Act (ADA) access.~~

#	Subject and purpose	Old text/ location	New text/ location
		d. All standing menu signs shall be removed at the end of each business day; an e. All wall menu signs shall be securely anchored to a wall. **Figure 14: Menu Board Signs Illustrative Examples**  (7) Wayfinding Signs. a. Internal development wayfinding signs may provide location maps, directions, general information and special notices to add liveliness of the development, as shown on Figure 15. The signs shall be designed to match the site architecture and be integrated into the layout of pedestrian circulation areas. b. Wayfinding signs may be placed on private property or within public right-of-way with a Right-of-Way Use Permit but shall not block site lines or impede safe American with Disabilities Act (ADA) access.	~~**Figure 16: Gateway Feature Entrance Signs Illustrative Examples**~~ 

#	Subject and purpose	Old text/ location	New text/ location
		Figure 15: Wayfinding Signs Illustrative Examples  (8) Gateway Feature Entrance Signs. a. Gateway Feature Entrance signs are permitted at the main entrances of Oxford Place at the intersections of: i. US Hwy 17-92 and the Fern Park Boulevard Extension; ii. US Hwy 17-92 and Fernwood Boulevard; and iii. SR 436 and Oxford Road b. Gateway Feature Entrance Signs may be placed on private property or within public right-of-way with a Right-of-Way Use Permit. c. Gateway Feature Entrance Signs shall not block site lines or impede safe American with Disabilities Act (ADA) access.	

#	Subject and purpose	Old text/ location	New text/ location
		Figure 16: Gateway Feature Entrance Signs Illustrative Examples  30.10.12.16 Utilities. (a) Utility Lines. All new or relocated utility lines within the overlay district shall be constructed and installed beneath the surface of the ground unless it is determined otherwise by the Board of County Commissioners in exercising the public's proprietary rights over publicly owned rights-of-way.	
84.	New section added to establish the Core Overlay Area.		**Sec. 30.10.14. –Overlay Areas of the Urban Centers and Corridors Overlay** 30.10.14.1. Creation of Overlay Areas. (a) The Seminole County Comprehensive Plan requires the Core Area be established within the Land Development Code. (b) This section establishes the criteria for the Core Area. (c) 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. (d) 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. 30.10.14.2. Purpose. The purpose of the Core is to: (a) Encourage phased, infill, and redevelopment in a compact and walkable form; (b) Promote a mix of jobs and housing; (c) Support multimodal transportation and reduce sprawl; and (d) Incentivize affordable and workforce housing by the private sector. 30.10.14.3. Core Area Map.

#	Subject and purpose	Old text/ location	New text/ location
			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.  Core Area Overlay Map
85.		**PART 11. - PARKING AND LOADING REGULATIONS**	
86.		**Sec. 30.11.4. - Parking reductions and exceptions.** 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: (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: (1) Reduction of the number of required off-street parking spaces. A maximum	**Sec. 30.11.4. - Parking reductions and exceptions.** 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: (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: (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.

#	Subject and purpose	Old text/ location	New text/ location
	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	reduction of one (1) parking space or five (5) percent of the total number of parking spaces required, whichever is greater, may be permitted. (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. ~~(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. ...	~~(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.~~ ~~(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. ...

#	Subject and purpose	Old text/ location	New text/ location
		...	
87.	Clarify that attached single-family	**Sec. 30.11.7. - Miscellaneous design standards.** (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. (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. (c)Setbacks and clearance of residential garages. (1) Front-loaded garages on residential lots must be set back a minimum of twenty (20) feet, or the minimum setback of the	**Sec. 30.11.7. - Miscellaneous design standards.** (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. (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. (c)Setbacks and clearance of residential garages. (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 (2) Garage doors facing a rear alley 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: i. Less than eight (8) feet or; ii. More than twenty (20) feet.

#	Subject and purpose	Old text/ location	New text/ location
	units with garages are required to be served by an alley on public streets only. Allow a waiver for the alley requirement on private streets.	applicable zoning district, from the property line that the garage door faces (2) Garage doors facing a rear alley 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: i. Less than eight (8) feet or; ii. More than twenty (20) feet. 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 (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.	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 (3) Attached single-family units with garages on public streets are required to be served by an alley regardless of unit size, unless otherwise approved by the Board of County Commissioners. On private streets, the Development services director may waive this based on compatibility with surrounding area and configurations of the lots.
88.		**PART 13. - SIGN REGULATIONS**	
89.	Update terminology. Reorganize section. Provide additional sign area for corner properties.	**Sec. 30.13.3. Sign standards.** (a) On-premise. (1) Permanent. a. *Point of sale.* 1. Maximum allowable copy area, unless otherwise specified, shall be a total sign area of two (2) square feet for each linear foot of building frontage, unless located within a special overlay district. 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	**Sec. 30.13.3. Sign standards.** (A) On-premise permanent signs. (1) ~~Permanent.~~ In general. a. ~~*Point of sale.*~~ Maximum copy area. ~~1.~~ Maximum allowable copy area for wall and ground/pole signs, unless otherwise specified, shall be a total sign area of two (2) square feet for each linear foot of primary building frontage. 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, unless prohibited by ~~located within~~ a special overlay district. ~~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

#	Subject and purpose	Old text/ location	New text/ location
	Clarification of safety measures for signs. Language relocated from 30.13.4 Clarification signs may not impede sight triangles. Renumber section.	designed to be viewed from off the premises. 3. Ground/Pole Signs. 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. 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). 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.	located on the subject property and designed to be viewed from off the premises. 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. 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. 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. e. Visibility. No freestanding sign shall extend or be located within the sight triangle. (2) Freestanding signs. a. ~~3.~~ Ground/Pole Signs. (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 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

#	Subject and purpose	Old text/ location	New text/ location
	Clarification of sign setback. Language removed because it is duplicative.	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. 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. b. *Subdivision signs*. 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 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.	shall not be placed on lots with less than forty (40) feet of road frontage. (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). (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. (4) ~~dd.~~ The sign 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~~ (10) feet ~~to~~ from the property line. (5) 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 (⅔) 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. ~~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.~~ b. Shopping center signs.

#	Subject and purpose	Old text/ location	New text/ location
	Allow additional sign area for Community Shopping Centers and Regional Shopping Centers. Decrease the setback for subdivision signs from 25 feet to 5 feet. Remove duplicative language.	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. c. *Flags*. 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. (2) *Temporary*. a. *Trailer signs*. 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 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.	(1) 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: a. Community Shopping Centers and Commerce Centers with a building area of 150,000—399,999 sq. ft. shall be allowed an additional150 sq. ft. of copy area for a freestanding sign. b. 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. (2) 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. c. Subdivision signs. (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)~~ five (5) feet from ~~any intersection of the street right-of-way~~ the property line, and located outside of any Sight Distance Triangle. (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~~

#	Subject and purpose	Old text/ location	New text/ location
	Language added to allow wayfinding signs. Add wayfinding sign examples. Add language to allow wall signs.	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 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. 8. Each trailer sign, when in use, shall, in some manner, be securely fastened to a	~~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. ~~c.~~d. *Flags.* 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. e. Wayfinding Signs. (1) Internal development wayfinding signs may provide location maps, directions, general information and special notices to add liveliness of the development. (2) One (1) sign is permitted per access point or internal driveway intersection. (3) If less than four (4) square feet, wayfinding signs do not count towards maximum sign copy area. **Figure 13.3A Wayfinding Signs Illustrative Examples**  (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;

#	Subject and purpose	Old text/ location	New text/ location
	Add wall sign examples. Add awning sign examples. Add canopy sign examples. Add language to allow window signs and graphics. Add window sign examples.	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. 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. 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. 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 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	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**  (4) Window graphics and signs. a. Window graphics and signs may be used in conjunction with other signs; b. 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.

#	Subject and purpose	Old text/ location	New text/ location
	Add language to allow blade signs.	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. b. *Real estate signs.* 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.	**Figure 13.3E Window Signs Illustrative Examples**  (5) Blade signs. a. Blade signs may be used in conjunction with wall signs; b. Blade signs shall be permitted for uses allowed in the Commercial and Industrial Districts; c. Only one blade sign per establishment is permitted; d. 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; e. 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.
	Add blade sign examples.		**Figure 13.3F Blade Signs Illustrative Examples** 
	Rename section title.		~~(2)~~(B) On-premise *Temporary* signs.
	Renumber section as needed.		~~a.~~(1) *Trailer signs.* ~~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

#	Subject and purpose	Old text/ location	New text/ location
		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. c. *Construction signs*. 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. d. *Banners, pennants, balloons, streamers, and similar displays*. Banners, pennants, balloons, streamers, and similar displays shall be allowed: 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. 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. e. *Motor vehicle sign*. A motor vehicle sign as hereinbefore defined shall not be parked and	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. ~~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. ~~3.~~c. The placement of a trailer sign in a parking space that is required to meet the minimum parking requirements shall be prohibited. ~~4.~~d. The placement of a trailer sign in the public right-of-way will be cause for the revocation of the permit. ~~5.~~e. 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.~~f. Trailer signs shall be limited to commercial and industrial districts. ~~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.

#	Subject and purpose	Old text/ location	New text/ location
		left unattended when utilized primarily as a means of promotion or advertising. f. *Inflatable advertisement*. 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. g. *Signs to mitigate impacts of road construction projects*. 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 construction has permanently ceased for the road construction project as determined by the Planning Manager in conjunction with the County Engineer. (b) *Off-premise*.	~~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. ~~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. ~~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. ~~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 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.

#	Subject and purpose	Old text/ location	New text/ location
		(1) *Permanent*. a. *Outdoor advertising signs*. 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 on ramp. Outdoor advertising signs, except for FDOT "Logo" format signs, shall not be permitted adjacent to the Beltway. 4. On all other state and County roads, such signs shall be no closer than two thousand (2,000) feet from any outdoor advertising	~~b.~~(2) *Real estate signs*. 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. ~~c.~~(3) *Construction signs*. ~~1.~~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. ~~2.~~b. Such signs must be set back in accordance with the building setback requirements of the district. ~~d.~~(4) *Banners, pennants, balloons, streamers, and similar displays*. Banners, pennants, balloons, streamers, and similar displays shall be allowed:

#	Subject and purpose	Old text/ location	New text/ location
	Add language to allow special event signage.	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. b. *Public information signs*. 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	~~1.~~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. ~~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. ~~c.~~(5) *Motor vehicle sign*. A motor vehicle sign as hereinbefore defined shall not be parked and left unattended when utilized primarily as a means of promotion or advertising. ~~f.~~(6) *Inflatable advertisement*. 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. ~~g.~~(7) *Signs to mitigate impacts of road construction projects*. 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 construction has permanently ceased for the road construction project as determined by the Planning Manager in conjunction with the County Engineer. ~~(b)~~(C) *Off-premise signs*. (1) ~~*Permanent.*~~ Outdoor advertising signs. ~~a. *Outdoor advertising signs.*~~

#	Subject and purpose	Old text/ location	New text/ location
		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: 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. c. *Advertising benches and shelter.* 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	~~1.~~a. Shall be permitted as specified in the applicable zoning classifications. ~~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 buffer~~yard~~. The landscaped buffer~~yard~~ 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.~~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. ~~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. ~~5.~~e. "V" signs are permitted, provided they are constructed with an inner angle not to exceed thirty (30) degrees. ~~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. ~~7.~~g. Maximum size of outdoor advertising signs along limited access roads shall not exceed a maximum gross area of six hundred

#	Subject and purpose	Old text/ location	New text/ location
		between the firm supplying the benches and shelters and Seminole County. Such agreement must include, but is not limited to: 1. Location, size, and construction of benches and shelters; 2. Permitting and removal procedures; and 3. Maintenance and insurance responsibilities of permit holder. (2) *Temporary*. a. *Special event signs*. Special event signs may be displayed a maximum of seven (7) days prior to and seven (7) days following the event.	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. ~~b.~~(2) *Public information signs*. 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: ~~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. ~~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. ~~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. ~~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. ~~c.~~(3) *Advertising benches and shelter.* 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

#	Subject and purpose	Old text/ location	New text/ location
	Clarify advertising benches and shelters must include the maintenance and insurance responsibilities in the agreement.		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: ~~1.~~a. Location, size, and construction of benches and shelters; ~~2.~~b. Permitting and removal procedures; and 3.c. Maintenance and insurance responsibilities of permit holder. ~~(2)~~(4) ~~*Temporary.*~~ ~~a.~~ *Special event signs*. Special event signs may be displayed a maximum of seven (7) days following the event.
90.	The term "freestanding sign" is being updated in the definitions and would no longer be prohibited.	**Sec. 30.13.5. Prohibited signs.** The following signs are prohibited: (1)Snipe signs. (2)Freestanding signs. (3)Any sign containing statements, words, or pictures of an obscene nature (4)Any sign which obstructs the view in any direction at a street, road, or access drive. (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. (6)Banners, pennants, flags, balloons and similar displays, unless otherwise provided for in this Part.	**Sec. 30.13.5. Prohibited signs.** The following signs are prohibited: (1) Snipe signs. ~~(2) Freestanding signs.~~ ~~(3)Any sign containing statements, words, or pictures of an obscene nature~~ ~~(4)~~(2)Any sign which obstructs the view in any direction at a street, road, or access drive. ~~(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.~~ ~~(6)~~(3)Banners, pennants, flags, balloons and similar displays, unless otherwise provided for in this Part.
91.		**Sec. 30.13.6. Nonconforming signs.** *** (b) Point of sale signs. (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.	**Sec. 30.13.6. Nonconforming signs.** *** (b) ~~Point of sale signs.~~ All other nonconforming signs. (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. (2) Any sign nonconforming due to height restrictions shall be brought into conformity with the height requirements prior to May 1, 1994.

#	Subject and purpose	Old text/ location	New text/ location
	Update terminology since "point-of-sale" is being removed as a term.	(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. (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. (4) All nonconforming banners, pennants, flags, balloons, streamers, wind driven devices and similar displays shall be removed prior to June 1, 1990. (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.	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. (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. (4) All nonconforming banners, pennants, flags, balloons, streamers, wind driven devices and similar displays shall be removed prior to June 1, 1990. (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.
92.	Allow additional signage for office developments . Height max	**Sec. 30.13.16. RP and OP signage regulations.** 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	**Sec. 30.13.16. RP ~~and OP~~ signage regulations.** ~~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.~~

#	Subject and purpose	Old text/ location	New text/ location
	remains the same at 15 feet.	single identification sign and the usual address sign, no other signs shall be permitted.	Freestanding signs are limited to a maximum of twenty-four (24) square feet. (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. (B) Directory sign. A directory sign not intended or designed to be read from a roadway may be permitted within the office complex. (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.
93.		**PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE**	
94.	Update title.	**Sec. 30.14.1. Purpose, intent, and definitions.**	**Sec. 30.14.1. General Purpose and Water-efficient landscaping criteria ~~intent, and definitions~~.**
95.	Clarify purpose of open space.	**Sec. 30.14.2. Open space.** 30.14.2.1 Purpose and Applicability. (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. (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	**Sec. 30.14.2. Open space.** 30.14.2.1 Purpose and Applicability. (a) 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.~~ 1) active and passive recreation for residents, employees, and visitors of the development;

<table>
<tr><th>#</th><th>Subject and purpose</th><th>Old text/ location</th><th>New text/ location</th></tr>
<tr>
<td></td>
<td>Simplify open space requirements by allowing all types of development to follow the same standards.</td>
<td>district (i.e., by Special Exception) shall be required to provide open space.
(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.
(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.</td>
<td>2) conservation and restoration of natural systems and wildlife habitats; and

preservation of community character through views of vegetation and natural features.

(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.

(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.~~

~~(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:

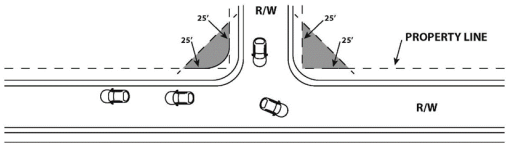
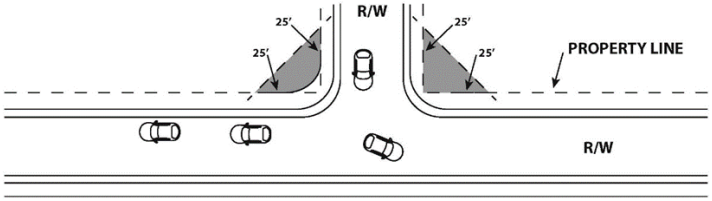
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<tr><td>A-5</td><td>-</td></tr>
<tr><td>A-10</td><td>-</td></tr>
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#	Subject and purpose	Old text/ location	New text/ location		
			CN	25%	
			CS	25%	
			C-1	25%	
			C-2	25%	
			C-3	25%	
			M-1A	25%	
			M-1	25%	
			M-2	25%	
			PLI	25%	
			PD	25%	
			RC-1	-	
			R-1AAAA	-	
			R-1AAA	-	
			R-1AA	-	
			R-1A	-	
			R-1	-	
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			R-3	25%	
			R-3A	25%	

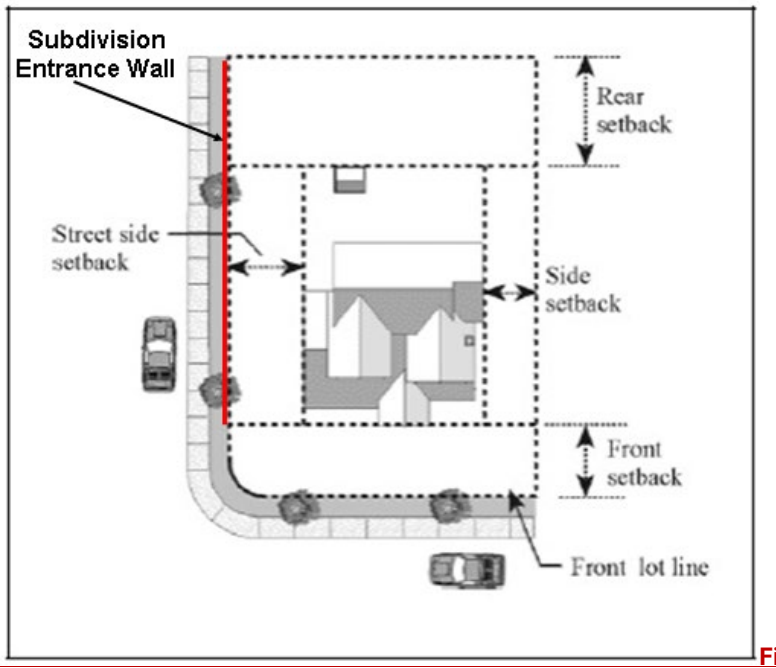
#	Subject and purpose	Old text/ location	New text/ location
			<table><tr><td>R-4</td><td>25%</td></tr><tr><td>RM-1</td><td>25%</td></tr><tr><td>RM-2</td><td>25%</td></tr><tr><td>RM-3</td><td>25%</td></tr><tr><td>RP</td><td>25%</td></tr><tr><td>UC</td><td>25%</td></tr></table>
96.	The Open Space sections are being significantly reorganized to simplify.	**PLEASE SEE SUMMARY OF CHANGES: OPEN SPACE (ATTACHMENT) TO VIEW CHANGES TO SECTIONS 30.14.2.1- 30.14.2.5** Sections *30.14.2.2 Nonresidential Open Space. 30.14.2.3 Residential Open Space*. and 3*0.14.2.4 Infill, Redevelopment, and Mixed-Use Open Space.* are being compiled into one section: 30.14.2.2 Open Space in General.	**PLEASE SEE SUMMARY OF CHANGES: OPEN SPACE (ATTACHMENT) TO VIEW CHANGES TO SECTIONS 30.14.2.1- 30.14.2.5**
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.	**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	**Sec. 30.14.19. Fences.** (a) A building permit is required for any fence or wall to be erected, replaced, or needs major repair, except as otherwise stated. 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

#	Subject and purpose	Old text/ location	New text/ location
	Clarify the additional half foot for fencing is for embellishments only. Add language to allow double frontage lots to have fence adjacent to secondary right of way. Update section reference.	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 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. (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. (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	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. 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: 1. Does not impede the function or maintenance of any designated easement; 2. Is not adjacent to wetlands, water bodies, or their required buffers; 3. Uses commonly commercially available fencing materials, such as wood, vinyl, PVC, or aluminum; and 4. Does not exceed six (6) feet in height, but may include an additional six (6) inches for embellishments. (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, but may include an additional six (6) inches for embellishments ~~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. In the case of double frontage lots, a fence may be placed on the rear property line facing the secondary right-of-way. (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)~~ (f)(3) 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. (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.

#	Subject and purpose	Old text/ location	New text/ location
	Expand fencing type options for properties with ag zoning. Expand fencing options for A-1 properties in platted residential subdivisions in the urban area.	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. (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. (f) Setback distance requirements will be as follows: (1) No side street setback will be required from any side property line adjoining railroad right-of-way or a limited access highway. (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. (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-	Fences located within the front yard setback must be open split rail, open picket, or decorative metal such as wrought iron; 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. 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 area may opt to comply with the residential fences regulations contained in 30.14.19(b). (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. (f) Setback distance requirements will be as follows: (1) No side street setback will be required from any side property line adjoining railroad right-of-way or a limited access highway. (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. (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.

#	Subject and purpose	Old text/ location	New text/ location
		of-way the distance described above with a line joining points on those lines.  (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. (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. (h) Entrance walls to a subdivision may be erected closer to streets or roads only on approval of the Board of County Commissioners. (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.	 (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. (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 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. (h) Entrance walls to a subdivision may be erected closer to streets or roads only on approval of the Board of County Commissioners. (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. (j) No fence or wall shall be erected or project beyond the property line or be located within required visual clearance areas. (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.

#	Subject and purpose	Old text/ location	New text/ location
	Add language to recommend finished side of fencing to be visible from the right of way. Add language recommending circumstances where walls or fences are preferred around the perimeter of subdivisions.	(j) No fence or wall shall be erected or project beyond the property line or be located within required visual clearance areas. (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. (l) All fences shall be maintained in their original upright condition. (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. (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. (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) 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. **(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.**	(l) All fences shall be maintained in their original upright condition. (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. (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. (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) 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. (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. (r) The face of any fence or wall visible to the public should be erected with the finished side facing out. (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. 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

#	Subject and purpose	Old text/ location	New text/ location
	Add the option for corner lots where a subdivision wall is adjacent to the side lot boundary to have a fence matching the height of the wall without a variance.		approved by the Development Services Director based on site layout and characteristics. (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.  **Figure 14.19** If the property owner elects to abut a fence perpendicular to the existing subdivision wall, the fence shall not be erected beyond the property line.
99.		**Chapter 35 - SUBDIVISION REGULATIONS**	
100		**PART 2. - PROCEDURES FOR SECURING APPROVAL OF PLATS**	

#	Subject and purpose	Old text/ location	New text/ location
101	Update that plats are approved administratively rather than by the Board of County Commissioners.	**Sec. 35.14. - Review of final plat.** (a) *Purpose.* 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) *Initiation point.* All submittals must be presented to the current planning office. (c) *Submittals.* 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. (d) *Fees.* 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. (e) *Review process.* All final plats shall be subjected to a standard review process as outlined below: (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	**Sec. 35.14. - Review of final plat.** (a) *Purpose.* The purpose of the final plat is to ~~insure~~ ensure 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*~~*Submittals*. All submittals must be presented to the ~~current planning office.~~ Planning and Development Division. Submittals shall be as required by Section 35.44, and any submittals required as a condition of preliminary plan approval. 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. (c) ~~*Submittals. 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.*~~ ~~(d)~~ *Fees.* 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. ~~(e)~~ (d)*Review process.* All final plats shall be subjected to a standard review process as outlined below: (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

#	Subject and purpose	Old text/ location	New text/ location
		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. (5) The current planning office shall notify the applicant in writing of the decision of the Board of County Commissioners. (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 Chapter 80 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.	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 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, 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.~~ ~~(5) The current planning office shall notify the applicant in writing of the decision of the Board of County Commissioners.~~ (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 Chapter 80 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.
102		**Sec. 35.16. - Home construction prior to plat recording.** (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	**Sec. 35.16. - Home construction prior to plat recording.** (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

#	Subject and purpose	Old text/ location	New text/ location
		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. (b) Expedited Residential Subdivision Building Permits. (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. (2) Submittal Requirements. Submittals for the expedited residential subdivision building permit process are required to include the following: (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. (B) Application Fee. As per adopted Fee Schedule. (C) Ownership Disclosure Form and supporting documents.	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. (b) Expedited Residential Subdivision Building Permits. (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. (2) Submittal Requirements. Submittals for the expedited residential subdivision building permit process are required to include the following: (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. (B) Application Fee. As per adopted Fee Schedule. (C) Ownership Disclosure Form and supporting documents. (D) Owner Authorization Form. Required if the applicant is not the property owner. (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.

#	Subject and purpose	Old text/ location	New text/ location
	Updated references to Florida Statutes Updated language for clarity	(D) Owner Authorization Form. Required if the applicant is not the property owner. (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. (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. (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	(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. (4) ~~Bonds~~ Sureties. The applicant is required to submit a valid performance ~~bond~~ surety to guarantee the installation of necessary 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~~. (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

#	Subject and purpose	Old text/ location	New text/ location
		check, or an alternative document as approved by the Board of County Commissioners, which may include an irrevocable letter of credit or developer agreement. (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. (6) Criteria for approval. The following criteria are required to be met for approval and issuance of expedited residential subdivision building permits: (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	or designee shall have the authority to deviate from these standards as necessary to ensure the safety of the general public. (6) Criteria for approval. The following criteria are required to be met for approval and issuance of expedited residential subdivision building permits: (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~~ Chapter 177, Florida Statutes. (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 (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. (D) The emergency access and water supply plan must be approved by the Fire Marshall in accordance with NFPA 1. (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. (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 (G) Execution of an indemnification and hold harmless agreement in favor of the County, pursuant to Section ~~177.031(10)~~ 177.073, Florida Statutes. (7) Restrictions. Applicants may not: (A) Transfer ownership of lots until the final plat is approved and recorded in the Public Records of Seminole County, Florida.

#	Subject and purpose	Old text/ location	New text/ location
		"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. (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 (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. (D) The emergency access and water supply plan must be approved by the Fire Marshall in accordance with NFPA 1. (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. (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 (G) Execution of an indemnification and hold harmless agreement in favor of the County, pursuant to Section 177.031(10), Florida Statutes. (7) Restrictions. Applicants may not:	(B) Obtain a temporary or final certificate of occupancy until the final plat has been recorded. (C) Occupy or allow occupation of any structure prior to issuance of a certificate of occupancy.

#	Subject and purpose	Old text/ location	New text/ location
		(A) Transfer ownership of lots until the final plat is approved and recorded in the Public Records of Seminole County, Florida. (B) Obtain a temporary or final certificate of occupancy until the final plat has been recorded. (C) Occupy or allow occupation of any structure prior to issuance of a certificate of occupancy.	
103		**PART 4. - REQUIRED SUBMITTALS**	
104	Remove requirement for hardcopies to be submitted.	**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: ...	**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: **...**
105	Remove requirement for hardcopies to be submitted. Allow Director to waive HOA requirement. This is necessary since plats will	**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. (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,	**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. (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.

#	Subject and purpose	Old text/ location	New text/ location
	be approved administratively. Update title of personnel Remove specific department names for simplicity. Remove outdated language regarding transportation management	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, 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. (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. (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. (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	... (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. (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. (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. (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. ... ~~(7)Transportation management plan. The provisions of section 30.445(o) relating to the requirements of a Transportation management plan shall be applicable.~~

#	Subject and purpose	Old text/ location	New text/ location
	plan. This would have already been reviewed during engineering plan review.	the requirements of this section and other sections of this Code and other applicable laws, ordinances, and regulations. ... (7)Transportation management plan. The provisions of section 30.445(o) relating to the requirements of a Transportation management plan shall be applicable.	
106	Remove hardcopy requirement	**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 a boundary survey signed and sealed by a professional surveyor and mapper registered in Florida, and all required legal instruments. (a) *General*. 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. (b) *Plat Requirements*. 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:	**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 a boundary survey signed and sealed by a professional surveyor and mapper registered in Florida, and all required legal instruments. (a) *General*. 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. (b) *Plat Requirements*. 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: (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.

#	Subject and purpose	Old text/ location	New text/ location
	Update to allow plats to be approved administratively	(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. (9) Lot lines and lot and block numbers. (10) Proposed building setback lines from side, front, and back lot lines, if different than those specified by the Zoning Regulations of Seminole County. (11) Location and width of canals and waterways. (12) Dedications, reservations and easements, showing widths and purpose, shall be delineated on the face of the plat and shall not be incorporated by reference. Dedications must be recited within the Dedication statement.	(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. (9) Lot lines and lot and block numbers. (10) Proposed building setback lines from side, front, and back lot lines, if different than those specified by the Zoning Regulations of Seminole County. (11) Location and width of canals and waterways. (12) Dedications, reservations and easements, showing widths and purpose, shall be delineated on the face of the plat and shall not be incorporated by reference. Dedications must be recited within the Dedication statement. (13) The names, locations, and plat book and page numbers of abutting subdivisions and streets, and the location of abutting subdivisions. (14) Certificates as required by Chapter 177, Florida Statutes; of owners showing dedications; of surveyor confirming correctness; of County ~~Planning and Zoning Commission~~ approval; ~~of Board of County Commissioners' approval;~~ and for Clerk of Circuit Court recording. Signatures of owners must be in conformance with Section 692.01, Florida Statutes, (for corporations), or Chapter 689, Florida Statutes (for individuals). (15) A certificate of joinder and consent and approval by mortgagee on the plat or as a separate instrument. (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.""

#	Subject and purpose	Old text/ location	New text/ location
	Remove hardcopy requirement. Clarify engineering plans are approved prior to final plat-consistent with existing practice.	(13) The names, locations, and plat book and page numbers of abutting subdivisions and streets, and the location of abutting subdivisions. (14) Certificates as required by Chapter 177, Florida Statutes; of owners showing dedications; of surveyor confirming correctness; of Planning and Zoning Commission approval; of Board of County Commissioners' approval; and for Clerk of Circuit Court recording. Signatures of owners must be in conformance with Section 692.01, Florida Statutes, (for corporations), or Chapter 689, Florida Statutes (for individuals). (15) A certificate of joinder and consent and approval by mortgagee on the plat or as a separate instrument. (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"" (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." (c) *Engineering Drawings*. 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:	(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." (c) *Engineering Drawings*. ~~Seven (7) copies each of f~~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~~ prior to the Final Plat submittal: (1) Water system. Size, material, and location of water mains, plus valves and hydrants. (2) Sewer system. Size, material, and location of lines, with submittal of profile where required. (3) Storm water drainage facilities. (4) Bulkheads. (5) Streets. (6) Sidewalks, bicycle paths, and pedestrian paths. (7) Excavation and fill. (8) Cross-sections at fifty-foot intervals or greater for off-site improvements as recommended by the Development Review Manager. (d) *Preliminary Subdivision Plan*. A copy of the approved preliminary subdivision plan shall be attached to each submitted copy of the final engineering plan. (e) *As-Built Plot Plans*. 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. (f) *Additional Required Legal Submittals*. 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.

#	Subject and purpose	Old text/ location	New text/ location
	Update terminology Update department names Update to allow plats to be approved administratively	(1) Water system. Size, material, and location of water mains, plus valves and hydrants. (2) Sewer system. Size, material, and location of lines, with submittal of profile where required. (3) Storm water drainage facilities. (4) Bulkheads. (5) Streets. (6) Sidewalks, bicycle paths, and pedestrian paths. (7) Excavation and fill. (8) Cross-sections at fifty-foot intervals or greater for off-site improvements as recommended by the Development Review Manager. (d) *Preliminary Subdivision Plan.* A copy of the approved preliminary subdivision plan shall be attached to each submitted copy of the final engineering plan. (e) *As-Built Plot Plans.* 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. (f) *Additional Required Legal Submittals.* 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. (1) *Bonds.* (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	(1) ~~*Bonds*~~ *Sureties*. (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 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. (B) ~~Bonding~~ Surety requirements may ~~also~~ be met by the following, but not limited to: (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,

#	Subject and purpose	Old text/ location	New text/ location
	Update personnel title Update terminology	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 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. (B) Bonding requirements may also be met by the following, but not limited to: (i) Escrow Deposit (ii) Cashier's Check (iii) Certified Check (iv) Others, as approved by the Board of County Commissioners, which may include	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. (2) *Covenants*. Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording. (3) *Title Opinion*. 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: (A) Verification that the parties ~~Parties~~ executing plat are owners of the land to be platted ~~embraced by the plat~~. (B) All mortgages, liens, easements, judgments or other encumbrances affecting the property to be platted. (C) ~~Payment of Taxes. Prior to authorizing the recording of any plat the Planning and Development Division shall be provided p~~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. (D) ~~Description of plat is correct~~ A legal description that includes the property to be platted. (E) Confirmation that ~~N~~no conflicting rights-of-way, easements, or plats exist. (F) Confirmation that no title defects exist or a report of those found. (G) Copies of all documents referenced in the title opinion. Title opinions cannot be based on a third-party property information report. ~~(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~~

#	Subject and purpose	Old text/ location	New text/ location
	Remove requirement for addresses of new lots to be on the plat Renumber section	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. (2) *Covenants*. Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording. (3) *Title Opinion*. A certificate of ownership, signed by a licensed attorney at law or an abstract company, in form approved by the County Engineer, and showing: (A) Parties executing plat are owners of the land embraced by the plat. (B) All mortgages, liens, or other encumbrances. (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. (D) Description of plat is correct. (E) No conflicting rights-of-way, easements, or plats exist. (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	~~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.~~ (~~5~~4) *Documents, Deeds, Certificates and ~~Bond~~ Surety Forms*. All documents, deeds, certificates and ~~bond~~ surety 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. (g) *Other Required Submittals*. (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. ~~(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.~~ ~~(3)~~(2) Letters will be submitted by all appropriate utility companies stating that all easements are adequate. ~~(4)~~(3) Copies of all required Florida Department of Environmental Protection Water and Wastewater Permits. ~~(5)~~(4) Copy of any required St. Johns River Water Management District Permit.

#	Subject and purpose	Old text/ location	New text/ location
		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. (5) *Documents, Deeds, Certificates and Bond Surety Forms*. All documents, deeds, certificates and bond surety 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. (g) *Other Required Submittals*. (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. (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. (3)(2) Letters will be submitted by all appropriate utility companies stating that all easements are adequate.	

#	Subject and purpose	Old text/ location	New text/ location
		(4)(3) Copies of all required Florida Department of Environmental Protection Water and Wastewater Permits. (5)(4) Copy of any required St. Johns River Water Management District Permit.	
107		**PART 6. - DESIGN STANDARDS**	
108	Update to allow for plats to b approved administrativel y	**Sec. 35.61. - General.** 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. ...	**Sec. 35.61. - General.** 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. ...
109	Update to allow for plats to b approved administrativel y	**Sec. 35.72. - Rural subdivision standards.** 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. (a) *Private streets.* 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	**Sec. 35.72. - Rural subdivision standards.** 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. (a) *Private streets.* 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 Servies 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.

#	Subject and purpose	Old text/ location	New text/ location
		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.	
110	New section created to allow for voluntary alternative design standards		Sec. 35.73. Alternative Design Standards. 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: (a) 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. (b) 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. (c) Connectivity. (1) Projects using these standards shall not be gated. (2) When a development has frontages on non-adjoining 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. (3) 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. (4) Pedestrian walkways shall be provided to any adjacent right of way or trail.

<table>
<tr><th>#</th><th>Subject and purpose</th><th>Old text/ location</th><th>New text/ location</th></tr>
<tr><td></td><td></td><td></td><td>(d) Dimensional requirements. The alternative lot dimensions are as follows:
a. 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.

<table><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></td></tr>
<tr><td>111</td><td></td><td>PART 13. - RECORDING OF FINAL PLAT</td><td></td></tr>
<tr><td>112</td><td>Update terminology.

Update language to allow plats to be approved administratively.</td><td>Sec. 35.151. - Recording final plat.
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.
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.</td><td>Sec. 35.151. - Recording final plat.
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~~ Development Services Director. 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.
Sec. 35.152. - No recordation if not approved by ~~Board of County Commissioners~~ the Development Services Director or designee ~~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~~ the Development Services Director or designee. ~~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.~~</td></tr>
<tr><td>113</td><td>Update language to allow plats to</td><td>Sec. 35.152. - No recordation if not approved by Board of County Commissioners or governing body of municipality.</td><td>Sec. 35.152. - No recordation if not approved by ~~Board of County Commissioners~~ the Development Services Director or designee ~~or governing body of municipality~~.</td></tr>
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#	Subject and purpose	Old text/ location	New text/ location
	be approved administratively.	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.	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~~ the Development Services Director or designee. ~~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.~~
114		**PART 18. - ENFORCEMENT PROVISIONS**	
115	Update language to allow plats to be approved administratively.	Sec. 35.201. - General. (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. (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. (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. (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.	Sec. 35.201. - General. (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. (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~~ Development Services Director or designee in accordance with the provisions of these regulations, and recorded with the Clerk of the Circuit Court. (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. (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.
116		**Sec. 35.202. - Required improvements.** 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	**Sec. 35.202. - Required improvements.** 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

#	Subject and purpose	Old text/ location	New text/ location
		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 shall be deemed guilty of a misdemeanor.	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.~~
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	**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: (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. (b) Application contents. Unless determined by the Department to be not applicable, all applications must include the following items at a minimum: (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.	**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: (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. (b) Application contents. Unless determined by the Department to be not applicable, all applications must include the following items at a minimum: (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.

#	Subject and purpose	Old text/ location	New text/ location
	Commission rather than the Board of County Commissioners.	(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. (9) A description of methods of disposal, treatment, or both of any spoil, dredging wastes, or dewatering effluent. (10) The time period of the construction or maintenance activity. (11) The estimated cost of the project. (c) Each application must be accompanied by the following submittals: (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.	(7) The types of equipment to be used. (8) A description of the controls to be used to prevent or minimize water quality degradation. (9) A description of methods of disposal, treatment, or both of any spoil, dredging wastes, or dewatering effluent. (10) The time period of the construction or maintenance activity. (11) The estimated cost of the project. (c) Each application must be accompanied by the following submittals: (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. (2) Affidavit as proof of ownership to all areas or bottomland on which dredging, filling, or other related activities are to take place. (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. (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. (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

#	Subject and purpose	Old text/ location	New text/ location
		(2) Affidavit as proof of ownership to all areas or bottomland on which dredging, filling, or other related activities are to take place. (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. (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. (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. (e) If no adverse comments are received within fourteen (14) days of publication, the Department shall proceed with the application process. (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	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. (e) If no adverse comments are received within fourteen (14) days of publication, the Department shall proceed with the application process. (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. (g) The following project types require a public hearing before the Planning and Zoning Commission for granting or denying permits: (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. (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

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		hearing thresholds have been exceeded, then the Department shall schedule a public hearing on the application before the Board of County Commissioners. (g) The following project types require a public hearing for granting or denying permits: (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. (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.	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.
119		**Sec. 70.10. - General regulations.**	**Sec. 70.10. - General regulations.**

#	Subject and purpose	Old text/ location	New text/ location
		(a) The work force at the site of the activity shall possess at all times an approved copy of the permit and its attachments. (b) The dredge and fill activity must comply with all applicable federal, state, district, county, and local laws, rules and regulations. (c) The Department has the right, after receipt of the application, to require additional information prior to granting or denying the permit. (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. (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. (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. (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: (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.	(a) The work force at the site of the activity shall possess at all times an approved copy of the permit and its attachments. (b) The dredge and fill activity must comply with all applicable federal, state, district, county, and local laws, rules and regulations. (c) The Department has the right, after receipt of the application, to require additional information prior to granting or denying the permit. (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. (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. (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. (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: (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. (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. (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

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		(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. (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. (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:	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~~ 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)~~ 30.3.3.2(b) of this Code and may impose appropriate conditions and safeguards in accordance with Section ~~30.43(b)(4)~~ 30.3.3.2(b)(4)of this Code. (j) The Development Review Engineering Manager or the ~~Board of County Commissioners~~ Planning and Zoning Commission 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: (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 ~~Board~~ Planning and Zoning Commission. (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. (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.

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		(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 Board. (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. (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.	
120		**Chapter 90 - UNIFORM BUILDING NUMBERING SYSTEM**	
121		**Sec. 90.4. - Administration of the Uniform Addressing System.** (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.	**Sec. 90.4. - Administration of the Uniform Addressing System.** (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. (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~~and occupants whose address is in nonconformity with

#	Subject and purpose	Old text/ location	New text/ location
		(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 delivered to the owner or occupant by one (1) of the following: (1) Certified mail, return receipt requested. (2) Posting same in a conspicuous place on the property. (3) Hand delivery. 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. (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. (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.	the Uniform Addressing System. Said notice shall be delivered to the owner ~~or~~and occupant by one (1) of the following: (1) Certified mail, return receipt requested. (2) Posting same in a conspicuous place on the property. (3) Hand delivery. 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~~and 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~~and 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. (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. (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. (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.

#	Subject and purpose	Old text/ location	New text/ location
		(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.	
122		**Sec. 90.4. - Administration of the Uniform Addressing System.** ***Note:*** *No substantial changes proposed in this section. Please see Ordinance for changes.* *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.*	**Sec. 90.4. - Administration of the Uniform Addressing System.**
123	Update to clarify what characters may be used for an address.	**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. ***	**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.~~ 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"). 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. ***
124		**Sec. 90.5. - Building and unit numbering.**	**Sec. 90.5. - Building and unit numbering.**

#	Subject and purpose	Old text/ location	New text/ location
	Update to clarify this language pertains to commercial properties only. Add that address numbers shall be displayed on signs, in addition to fences, posts, and mailboxes. Update language for residential addresses signage requirements. Add language to address existing "vanity" addresses.	*** (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: *** (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. (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.	*** (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: *** (7) For commercial structures, if ~~If~~ the main entrance of a building is not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway or as otherwise determined by the Addressing Authority. ~~to the building on both sides of a fence, post or mailbox.~~ Numbers shall be displayed on both sides of a fence, post, sign, or mailbox leading to the building. Authorization may be ~~acquired~~ obtained from the Addressing Supervisor or designee in ~~situations~~ cases where these standards may not be appropriate. Any decisions made shall be ~~based~~ in the interest of emergency response. (8) Residential one (1) or two-family dwellings 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.~~ (9) 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.

#	Subject and purpose	Old text/ location	New text/ location
125	Update to clarify applications are approved	**Sec. 90.10. - Subdivision, plaza and building names.** (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 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. (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. (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). (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	**Sec. 90.10. - Subdivision, plaza and building names.** (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 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. (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. (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). (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 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. (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

#	Subject and purpose	Old text/ location	New text/ location
	by the Addressing Supervisor, consistent with current practice.	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. (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.	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 ~~recording the adopted resolution,~~ approval, notification of affected parties shall be by established procedures.

LDC Summary of Changes: Buffering

Note: *Since these sections have been significantly reorganized, the Ordinance may show an entire section to be new or removed. However, there are no new or removed sections, and any section shown to be new or removed have actually been relocated within the Code. This summary of changes is shown in a strike-through/underline format to show the actual changes within each section.*

Sec. 30.14.~~4.~~3. Buffering requirements in general.

(a) Buffers are described in terms of required opacity, or the degree of screening between two (2) adjoining uses or activities. An opacity of 0.1 screens ten (10) percent of an object, while an opacity of 1.0 completely obscures the object from view during summer months after all required plants have reached maturity.

(b) Buffers shall be located on the outer perimeter of a development site but entirely within the property bounds of such site and shall not include right-of-way or areas that will be dedicated as right-of-way. Buffers may be placed within utility easements, subject to verification that the dedicated use of the easement does not conflict with the function of the buffer. The owner of the property shall be responsible for replacement of landscape materials damaged or removed by the placement or maintenance of utilities within such easements.

(c)Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director.

(d) Buffers are required for the following situations:

(1) For new development adjacent to existing development, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the land use intensity of the adjacent use(s). Required opacities are shown in Section ~~30.14.7(a)~~ 30.14.5(a). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~30.14.7.

(2) For new development adjacent to vacant land, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the Future Land Use designation of the adjacent property as established by the Seminole County Comprehensive Plan. Required opacities are shown in Section ~~30.14.7(b)~~ 30.14.5(b).

Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~30.14.7.

(3) For new development adjacent to roads and right-of-way, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the functional classification of the road or right-of-way, unless otherwise provided in this code. An unimproved right-of-way shall be assumed to contain the most intense road classification for which it was designed. Required opacities are shown in Section ~~30.14.7(c)~~ 30.14.5(c). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~30.14.7.

(4) Landscape buffers for parking lots shall be provided in accordance with Section ~~30.14.8.~~30.14.10.

(5) Landscape buffers for storage or loading areas that represent a special nuisance shall be provided in accordance with Section ~~30.14.9.~~30.14.11.

(e) Existing natural vegetation may be used in place of a required wall, fence, and/or landscaping where such vegetation consists of canopy and understory trees that meet the minimum buffer component requirements and is of sufficient density to provide one hundred (100) percent opacity to a height of six (6) feet. The landscape plan for the development shall include protection measures to preserve the natural buffer area during and after site development. Nothing provided in this paragraph shall prohibit the removal of invasive species.

~~(f) Buffer criteria varying from the requirements of this Part may be authorized by the Board of County Commissioners through approval of a Master Development Plan within the Planned Development (PD) zoning District in accordance with Sec. 30.8.5 or through approval of a special exception under Sec 30.3.1.5. Variations from the provisions of this Part may reduce or increase required opacities, or specify alternative buffer concepts, as appropriate to the site under consideration. In all cases, the relevant Board shall find that approved variations ensure compatibility between adjoining land uses and are consistent with the Comprehensive Plan.~~

Sec. 30.14.~~6.~~4. Determination of land use classifications and intensities.

(a) This Section classifies uses according to their potential impacts on surrounding properties. The impacts of higher intensity may include greater impervious surface coverage, causing increased

stormwater runoff and reduced open space; increased bulk and height of buildings; increased traffic with associated noise and congestion; signs and exterior lighting visible from neighboring property; and late hours of operation. Under these regulations, a developer may either build at a lower intensity that minimizes nuisances to neighbors, or provide a ~~denser buffer~~ higher opacity if the land is developed at a greater intensity.

The range of intensity classes available to a use does not affect whether the use can locate on a site, but only how the use develops on that site. For example, an office use may meet the standards of any ~~of~~ land use intensity ~~classes~~ ratings V through IX, depending on building and site design. Performance standards are specified for each land use intensity ~~class~~ rating. Exceeding any single standard in a~~n~~ land use intensity ~~class~~ rating moves a use to the next higher intensity ~~class~~ rating.

(b) All land uses permitted by this Code are assigned a land use category for the purpose of determining buffering requirements. This classification system separates uses on the basis of the type and degree of "nuisance" or negative impact a use is likely to impose on adjacent properties. All uses within a use category are considered to have an equivalent impact on neighboring uses.

(c) A particular development or proposed development shall be assigned an intensity rating according to the table in paragraph (d) of this Section. Each land use category established in the table has one or more possible intensity ratings, depending on the specific characteristics of the site. The intensity rating for any site shall be determined by the elements that most appropriately measure intensity for a given land use category, such as, but not limited to, the impervious surface ratio (ISR), hours of operation, building height, ~~the floor area ratio (FAR),~~ and density.

~~The most extreme value for any measurement shall determine the intensity rating of the site.~~ To determine the site's land use intensity rating, the site's elements must fit within the parameters of the elements listed within the land use category. If the measurement of any listed element exceeds the amount within the land use intensity rating, the intensity rating shall increase to the next rating (II-IX). For example, the table below shows that an office or general commercial use has possible land use intensity ratings of V, VI, VII, VIII, and IX.

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	~~X~~

LDC Summary of Changes: Buffering

~~Office~~ General Commercial and office										
~~FAR~~					~~0.20~~	~~0.25~~	~~0.50~~	~~0.75~~	~~0.75+~~	
Height (feet)					15	25	35	50	50+	
Hours of Operation					7 a.m.- 9 p.m.		Unlimited			
~~Height/Setback~~					~~0.66~~	~~1.0~~	~~2.0~~	~~=> 2.0~~		

An ~~single-story~~ office development having building height of fifteen (15) feet ~~an FAR of no more than 0.20~~ would have an intensity rating of V. However, a site with the same ~~FAR~~ building height with ~~a building height greater than twenty-five (25) feet and no more than thirty-five (35) feet~~ hours of operation exceeding 7 a.m.- 9 p.m.would have an intensity rating of VII.

(d) A particular development or proposed development shall be assigned an intensity rating according to the table:

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	~~X~~
Rural/Agricultural (East Rural Area Only)										
Gross Density	0.33									
Residential										
Gross Density		4.00	7.0	10.0+		~~7.00~~	~~8.50~~	~~10.00~~	~~12.00~~	~~12.00+~~
~~Office~~										
~~FAR~~					~~0.20~~	~~0.25~~	~~0.50~~	~~0.75~~	~~0.75+~~	

LDC Summary of Changes: Buffering

~~—Height (feet)~~					~~15~~	~~25~~	~~35~~	~~50~~	~~50+~~	
~~Height/Setback~~					~~0.66~~	~~1.0~~	~~2.0~~	~~—-> 2.0 —-~~		
General Commercial and office										
~~—FAR~~					~~0.15~~	~~0.20~~	~~0.25~~	~~0.35~~	~~0.50~~	~~0.50+~~
Height (feet)					15	~~20~~25	~~25~~35	~~35~~50	50+	~~50+~~
Hours of Operation					7 a.m.- 9 p.m.		Unlimited			
~~—Hours of Operation~~					~~7:00 a.m.—9:00 p.m.~~			~~Unlimited~~		
~~Height/Setback~~					~~0.5~~	~~0.66~~	~~1.0~~	~~2.0~~	~~> 2.0~~	~~—-~~
Heavy Commercial										
~~—FAR~~							~~0.25~~	~~0.35~~	~~0.50~~	~~0.50+~~
Height (feet)							25	35	50	~~50+~~
Hours of Operation							7:00 a.m. —9:00 p.m.	Unlimited		
~~Height/Setback~~							~~1.0~~	~~2.0~~	~~> 2.0~~	~~—-~~
Light Industrial										
ISR							0.5	~~0.5~~.75	0.75 +	~~0.75~~
Height (feet)							35	~~35~~50	50+	~~50+~~
Hours of Operation							7:00 a.m. —9:00 p.m.	~~7:00 a.m.— 9:00 p.m.~~ Unlimited		~~Unlimited~~
~~Height/Setback~~								~~0.66~~	~~1.0~~	~~1.0+~~

Heavy Industrial									all	~~alt~~
Outdoor Recreation										
ISR		0.20	0.35	0.50	~~0.60~~ 0.70	~~0.70~~ 0.75	0.75+	~~0.75~~		
Height (feet)		15	20	25	~~35~~ 45	~~45~~ 50	50+	~~50+~~		
Institutional & Group Living										
~~ISR~~				~~0.20~~	~~0.30~~	~~0.45~~	~~0.60~~	~~0.75~~		
~~FAR~~				~~0.10~~	~~0.15~~	~~0.20~~	~~0.25~~	~~0.25+~~		
Height (feet)				~~15~~ 20	~~25~~ 35	~~35~~ 50	~~45~~ 50+	~~45+~~		
~~Height/Setback~~				~~0.5~~	~~0.66~~	~~1.0~~	~~2.0~~	~~> 2.0~~		
Public Service										
ISR					~~0.20~~ 0.35	~~0.35~~ 0.50	~~0.50~~ 0.60	~~0.60~~ 0.65	~~0.65~~ 0.70 +	~~0.75~~
~~FAR~~					~~0.10~~	~~0.25~~	~~0.40~~	~~0.60~~	~~0.75~~	~~0.75+~~
Height (feet)					~~15~~ 25	~~25~~ 35	~~35~~ 45	~~45~~ 60	~~60~~ 60+	~~60+~~

Sec. 30.14.~~7.~~5. Required buffers.

(a) Buffers Adjacent to Developed Property. The standards in the table below address the opacity of the buffer required between proposed and existing uses. The rows show the proposed land use intensity of the subject property, while the columns contain the land use intensity of existing development on the adjoining parcel(s). Asterisks indicate that no buffer is required.

LDC Summary of Changes: Buffering

Required opacity shall be reduced by fifty (50) percent where the existing adjacent land use is a single-family home in a HIP, MXD, Industrial, Commercial, or Office future land use designation.

Required Opacity of Buffers Adjacent to Developed Sites											
		LUI Existing									
		I	II	III	IV	V	VI	VII	VIII	IX	~~X~~
LUI Proposed	I	*	*	*	*	*	*	*	*	*	~~*~~
	II	0.2	*	0.1	0.2	0.3	0.4	0.5	0.6	0.7	~~0.8~~
	III	0.2	0.1	*	0.1	0.2	0.3	0.4	0.5	0.6	~~0.7~~
	IV	0.3	0.2	0.1	*	0.1	0.2	0.3	0.4	0.5	~~0.6~~
	V	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	0.3	0.4	~~0.5~~
	VI	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	0.3	~~0.4~~
	VII	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	~~0.3~~
	VIII	~~0.6~~0.7	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.2	~~0.2~~
	IX	~~0.7~~0.8	~~0.6~~0.7	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	~~0.2~~0.3	~~0.1~~0.2	*	~~*~~
	~~X~~	~~0.8~~	~~0.7~~	~~0.6~~	~~0.5~~	~~0.4~~	~~0.3~~	~~0.3~~	~~0.2~~	~~*~~	~~*~~

*No buffer required.

(b) Buffers Adjacent to Vacant Land. The standards in the table below address the opacity of the buffer required between proposed uses and vacant land. The rows show the proposed land use intensity of the subject property, while the columns contain the Future Land Use designation on adjoining parcel(s).

Vacant sites having an approved, unexpired ~~development plans~~ preliminary subdivision plan, master development plan, or site plan shall be evaluated as developed sites.

Required Opacity of Buffers Adjacent to Vacant Sites													
		LUI Existing											
		R-10, R-5, R-3, SE	LDR	MDR	HDR	COM	OFF	HIP	MXD	IND	REC	PUB	PD
LUI Proposed	I	*	*	*	*	*	*	*	*	*	*	*	n/a
	II	0.2	*	*	*	*	*	*	*	*	*	*	n/a
	III	0.2	*	*	*	*	*	*	*	*	*	*	n/a
	IV	0.3	*	*	*	*	*	*	*	*	*	*	n/a
	V	~~0.3~~0.4	~~0.2~~ 0.3	*	*	*	*	*	*	*	*	*	n/a
	VI	~~0.4~~0.5	~~0.3~~ 0.4	*	*	*	*	*	*	*	*	*	n/a

	VII	~~0.5~~0.6	~~0.4~~ 0.5	*	*	*	*	*	*	*	*	n/a
	VIII	~~0.6~~0.7	~~0.5~~ 0.6	~~*~~ 0.2	~~*~~ 0.3	0.2	0.2	*	*	*	*	n/a
	IX	~~0.7~~0.8	~~0.6~~ 0.7	~~0.2~~ 0.3	~~0.3~~ 0.4	0.2	0.3	*	*	*	0.2	*	n/a
	~~X~~	~~0.8~~	~~0.7~~	~~0.3~~	~~0.4~~	~~0.3~~	~~0.4~~	~~*~~	~~*~~	~~*~~	~~0.3~~	~~*~~	~~n/a~~

*No buffer required.

(c) Buffers Adjacent to Streets.

(1) Chuluota Overlay Area Buffers. Nonresidential uses adjacent to County Road 419 within the Chuluota Overlay Area, shall meet the buffering requirements. Residential uses within the Overlay area shall be consistent with Paragraph (2) below.

(2) Other Street Buffers. The standards in the table below address the opacity of the buffer~~yard~~ that is required along arterial, collector, and local streets or railroads.

Required Opacity of Buffers Adjacent to Roads					
		Arterial	Collector	Perimeter Local/ Regional Trail**	Railroad
LUI Proposed	I	*	*	*	*
	II	0.1	*	*	0.6
	III	0.1	0.1	0.1	0.6
	IV	0.2	0.1	0.1	0.5
	V	0.3	0.2	0.1	0.4
	VI	0.3	0.3	0.1	0.2
	VII	0.4	0.4 ~~0.3~~	0.1	0.1
	VIII	0.5~~0.4~~	0.5 ~~0.4~~	0.4~~0.2~~	*
	IX	0.5	0.5	0.5 ~~0.4~~	*
	~~X~~	~~0.5~~	~~0.5~~	~~0.5~~	~~*~~

*No buffer required.

**Buffers adjacent to trails can have trail amenities, such as wayfinding signage, benches, dog waste stations, water fountains, and bike racks.

(3) Landscape Materials. Plant Group "C," shall be used on all street buffers where overhead power lines are present. ~~In the event that canopy trees are required adjacent to power lines under a previously existing development order, developer's commitment agreement, PD master development plan, or other provision(s) of this Code, the Development Services Director may allow~~

~~the substitution of three (3) understory trees for each required one (1) canopy tree.~~ Under an existing development order, developer's commitment agreement, PD master development plan, or other provisions of this Code that require canopy trees adjacent to power lines, the Development Services Director may permit the substitution of three (3) understory trees for each required one (1) canopy tree.

30.14.~~7.1~~5.1. Buffer Requirements for M-1A, M-1 and M-2.

(a) Landscaping. As required by Sections ~~30.14.3—30.14.5~~ 30.14.3, 30.14.6 and 30.14.9 of the Land Development Code.

(b) Front buffer. Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives and shall be landscaped as required in Part 14. The remaining twenty-five (25) feet may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth from the front property line if not less than ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided, consistent with generally accepted engineering practices and principles.

~~(c) Buffering shall comply with Part 14. In any case, where the required buffer width exceeds a setback requirement noted in this Section, the greater standard shall apply.~~

Sec. 30.14.~~5.~~6. Standard buffer~~syards and permitted adjustments~~.

(a) The criteria in the table below shall achieve required opacity levels for bufferyards specified in Section ~~30.14.7~~30.14.5.

Opacity	Standard Buffer~~yard~~ Width (ft.)	Number of Plant Units Groups per 100 feet	Structure Enhancement Required	~~Eligible for Adjustments**~~
0.1	10	1.00	None	~~No~~
0.2	10	2.00	None	~~No~~

LDC Summary of Changes: Buffering

0.2 (parking buffer)	10	1.00	3' masonry wall	~~No~~
0.3	15	~~2.60~~ 2.25	None	~~Yes~~
0.4	15	~~2.25~~ 2.50	~~3' hedge~~ None	~~Yes~~
0.5	25	2.70	~~6' masonry wall***~~ None	~~Yes~~
0.6	25	~~3.50~~ 2.90	~~6' masonry wall***~~ None	~~Yes~~
0.7	40	~~2.90~~ 3.20	6' masonry wall*~~**~~	~~Yes~~
0.8	50	~~3.20~~ 3.50	6' masonry wall*~~**~~	~~No~~
~~0.9*~~	~~50~~	~~3.20~~	~~6' masonry wall~~	~~No~~
~~1.0*~~	~~50~~	~~3.80~~	~~6' masonry wall~~	~~No~~

Notes:

~~*These buffers only occur where nuisance buffers are required by Section 30.14.9.~~

~~**Subject to approval by the Development Services Director.~~

~~**~~***Adjacent to a street, may be reduced to three (3) foot metal decorative fence and three (3) foot hedge. The Development Services Director may waive segments of any required fence or wall in order to ensure visibility of traffic for safety purposes.

~~(b) Required buffers may be adjusted to add or subtract land area, or to modify specific requirements for structures or landscape plantings. Such adjustments, where permitted, shall be~~

assumed to maintain the required opacities under Sections 30.14.7. These adjustments may be made at the option of the applicant in order to make more efficient use of available land or to address other site design issues requiring greater flexibility in Code requirements; however, the Development Services Director may deny any proposed adjustment upon a finding that it would significantly impair the screening function of the required buffer.

Permitted bufferyard adjustments shall be as follows:

(1) Increased Buffer Widths. Bufferyards exceeding the standard widths established in paragraph (a) above shall permit a reduction in landscape planting requirements. This reduction shall be applied equally to all plant types specified within the formula for the applicable plant group. In certain cases, the required buffer enhancement may be reduced as a result of increased buffer width. Adjusted buffer enhancement and planting requirements are as shown below:

Opacity	Buffer Width (ft.)	Number of Plant Groups per 100 feet	Enhancement Required
0.4	20	2.00	None
0.5	35	2.25	3' hedge
0.6	35	2.70	3' hedge
0.7	55	2.25	3' hedge

(2) Reduced Buffer Widths. Buffers having less than the standard widths established in paragraph (a) above shall be subject to an increased landscape planting requirement. This increase shall be applied equally to all plant types specified within the formula for the applicable plant group. An upgrade in buffer enhancement features shall also be required. Adjusted buffer enhancement and planting requirements are as shown below:

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~~
~~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.~~			

Sec. 30.14.~~11.~~7. Constrained site buffers.

Where a small or irregularly shaped site cannot feasibly meet the standard buffer requirements, the Development Services Director may authorize reduced buffers as follows:

The site shall meet one of the criteria listed below:

Constraint	Criteria
Small or ~~Infill Site~~ irregularly shaped site	The site is small enough that the installation of the standard buffers required under Section 30.14.7(a) would reduce the area available for development by 10 percent or more.
Resource ~~L~~limited ~~S~~site	The site has wetlands, flood-prone areas, or other natural constraints to development, and the use of standard buffers required under Section 30.14.7 would reduce the net buildable area of the site by 10 percent or more.
~~Tree Preservation~~	~~Compliance with Chapter 60, Arbor Regulations, reduces by 20 percent or more the density (dwelling units per net buildable acre) or intensity (Floor Area Ratio or other appropriate measure) that would otherwise be permitted.~~

LDC Summary of Changes: Buffering

Based on required opacity, each constrained site buffer shall meet the applicable standard listed below:

Required Opacity	Buffer~~yard~~ Width (ft.)	Number of Plant Groups per 100 ft.	Type of Structure Enhancement Required
0.1	5	1.00	None
0.2	5	1.50	~~3 ft. hedge~~ None
Parking Buffer (0.2)	5	1.15	3 ft. masonry wall
0.3	5	1.40	None ~~5 ft. masonry wall**~~
0.4	10	2.15	None ~~6 ft. masonry wall**~~
0.5	15	2.45	6 ft. masonry wall*~~*~~
0.6	15	2.60	6 ft. masonry wall*~~*~~
0.7	25	3.65	6 ft. masonry wall*~~*~~ ~~4 ft. berm with 5 ft. hedge on top**~~
0.8	30	4.35	6 ft. masonry wall* ~~5 ft. berm**~~
~~0.9*~~	~~40~~	~~4.20~~	~~6 ft. berm**~~
~~1.0*~~	~~40~~	~~4.85~~	~~6 ft. berm**~~

Table notes:

~~*These buffers only occur where nuisance buffers are required by Section 30.14.7.~~

**Where a required wall or berm required is adjacent to a road, the Development Services Director may waive such wall or berm requirement or determine an appropriate alternative based on site visibility, public safety, and similar concerns.

Sec. 30.14.10.8. Calculating the buffer planting.

(a) The table below provides the plant material for a sample bufferyard. To calculate a bufferyard on a site, take the actual length of the bufferyard and divide by one hundred (100). Then multiply the result by the number of plant groups per one hundred (100) feet required by the table in Section 30.14.530.14.6. A sample calculation for opacity 0.2 is shown below.

Total Linear Feet		Hundreds of Linear Feet	Plant Units Groups Per 100'	Total Plant Groups	Standard Plants in Plant Group B	Plant Type	Total Plants Required*
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	1	Canopy Tree =	(6.30) 7
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	2	Understory =	(12.60) 13
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	17	Shrub =	(107.10) 108

Table notes:

* (calculated figure) / rounded to next whole number

(b) The width of roads, driveways, or cross-access easements that interrupt a bufferyard shall not be counted in determining the total linear feet of the bufferyard. In some cases, it may be necessary to locate stormwater retention, utility facilities, or pedestrian/bicycle trails within a required buffer area due to the size, shape, or other characteristics of the development site. In these instances, the Development Services Director may adjust the location and design of the buffer to maintain the required opacity while meeting the unique needs of the subject property.

LDC Summary of Changes: Buffering

Sec. ~~30.14.3. Buffering.~~ 30.14.9. Plant Groups.

30.14.3.1 Plant groups. Landscaping materials and configurations will vary depending on the purpose and intent of the landscape treatment. A plant group is a selection of plants that are intended to provide a standard volume of landscaping from ground level to the top of the canopy. When closely planted, a dense barrier is created. The following table shows the various plant groups that may be used to meet the landscaping requirements of this Part, including minimum size at the time of planting. Each plant grouping has the same screening potential in terms of total plant mass; however, some have limits on where they may be used.

Plant Group Options	Number	Plant Type
Plant Group A (Basic)	~~1~~ 2	Canopy
	1	Understory
	~~1~~	~~Evergreen~~
	11	Shrubs
Plant Group B (Basic)	1	Canopy
	2	Understory
	17	Shrubs
Plant Group C (Height Restricted)	5	Understory
	16	Shrubs
Plant Group D (Basic)	3	~~Evergreen~~ Canopy
	1	Understory
	13	Shrubs
Plant Group E (Low Level Visibility)	2	Canopy
	4	Shrubs

~~Note: See Section 30.14.16(b)(1) and (2) for minimum size at planting.~~

Notes:

(1) See Section 30.14.16(b)(1) and (2) for minimum size at planting.

(2) Any understory tree may be replaced by a canopy tree at the discretion of the applicant.

(3) Low level visibility describes circumstances on a side or rear buffer where, for maintenance or security reasons, plantings are located on the applicant property's side of a wall or fence.

(4) Upon a determination that the quantity of plants within a specific buffer area would result in plant density that would not be optimal for plant spacing, the Natural Resources Officer may approve an alternative location for excess plant material.

Sec. 30.14.~~8.~~10. Parking buffers.

A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section ~~30.14.7~~30.14.5.

Sec. 30.14.~~9.~~11. Nuisance buffer~~-yard~~s.

Additional buffering in excess of that required in the tables above shall be required for the following:

(a) Loading and Refuse Disposal. Where loading or refuse disposal abuts a residential district or is visible from the public right-of-way, an increase in opacity by 0.2 and a minimum six-foot wall shall be required as part of the applicable district boundary or street buffer.

(b) Outdoor Storage, Equipment Operation, or Material Handling. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a ~~berm or evergreen~~ hedge or wall of sufficient height to ensure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.

Sec. 30.14.12. Maximum feasible buffer.

LDC Summary of Changes: Buffering

In cases of redevelopment or expansion of existing uses in which adequate site area for either the standard or constrained buffer~~yard~~ is not available, the Development Services Director may require that the maximum feasible buffer be installed on any property line where a buffer is needed. The maximum feasible buffer shall consist of a selection of plants and other buffer enhancement features that provide the most effective buffering possible in a given location where the required opacity cannot be met. As part of the maximum feasible buffer determination, the Development Services Director may restrict the intensity of the development by limiting parking, employment, hours of operation, etc.

Sec. 30.14.13. Parking lot landscaping.

(a) Landscaping required under this Section shall be installed in planting islands within a parking lot, or in adjacent planting areas not more than eight (8) feet from the edge of parking spaces or driveway aisles. All such planting areas shall be shown on required site plan(s) for the site.

(b) A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.

(c) Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.

Sec. 30.14.14. Pedestrian access.

Pedestrian access to neighboring uses through a required buffer may be provided at the option of the abutting property owner(s). Such access shall be designed not to interfere with the screening function of the buffer.

Sec. 30.14.15. - Screening

The following provisions shall apply to mechanical equipment, refuse areas, and utilities visible from a residential district or Future Land Use Designation, or public rights-of-way:

(a) Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the

primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.

(b) Mechanical Equipment.

(1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from a residential district or public rights-of-way at ground level on the property line.

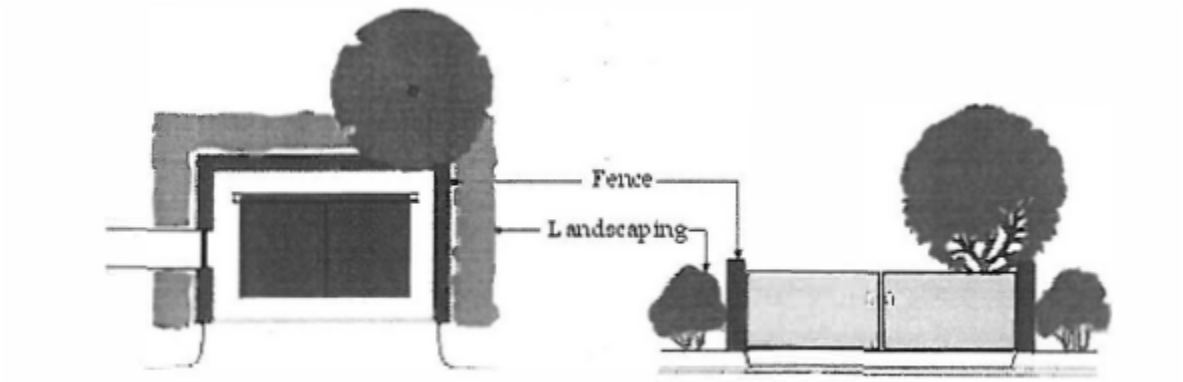
(2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure.

(3) Wall or ground-mounted equipment screening shall be constructed of:

Planting screens;

Brick, stone, reinforced concrete, or other similar masonry materials; or

Redwood, cedar, preservative pressure treated wood, or other similar materials.



(c) Utilities. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight (8) feet. Required access points to these utilities are exempt from the screening provisions.

~~(b)~~ (D) Refer to Part 9 for Pool Screen Enclosure standards.

Sec. 30.14.16. - General provisions for all landscaped areas.

Sec. 30.14.17. - Landscaping and traffic circulation.

Sec. 30.14.18. - Landscape plan and irrigation plan submittal requirements.

LDC Summary of Changes: Open Space

Note: *Since these sections have been significantly reorganized, the Ordinance may show an entire section to be new or removed. However, there are no new or removed sections, and any section shown to be new or removed have actually been relocated within the Code. This summary of changes shows the proposed language on the left and the purpose of the change on the right. The right column also includes clickable links to where the language originated from or was moved to.*

Current/Proposed	**Change**
30.14.2.1 Purpose and Applicability.	*No Change*
(a) 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.~~	*Add clarity and readability*
1) active and passive recreation for residents, employees, and visitors of the development;	*Summary of intent, clarity*
2) conservation and restoration of natural systems and wildlife habitats; and	*Summary of intent, clarity*
3) preservation of community character through views of vegetation and natural features.	*Summary of intent, clarity*
(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.	*Remains the same*
(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~~	*Relocated and clarified in 30.14.2.5; "Use specific open space conditions"*

Current/Proposed	Change
~~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.~~	
(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.	*Remains the same*
~~**30.14.2.2 Nonresidential Open Space.**~~	**30.14.2.2 Open Space in General.**
(A) Open space shall be located entirely within the boundaries of the development. For residential subdivisions, in no case shall the required open space occupy any portion of a residential lot.	Relocated from 30.14.2.2(b)
(B) Open space shall be maintained to preserve its required function(s) as follows:	Relocated from 30.14.2.2(c)
(1) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner.	Relocated from 30.14.2.2(c)
(2) Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners' or homeowners' association.	Relocated from 30.14.2.2(c)
(C) Types and locations of open space shall be clearly shown on the site plan, or earlier as otherwise required by this code.	Relocated from 30.14.2.3(c)
~~(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation,~~	*This was relocated to 30.14.2.1(a)*

Current/Proposed	Change
~~aquifer recharge, and/or preservation of natural resources.~~	
~~(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.~~	*This is now stated in 30.14.2.2 Open Space in General in (A).*
~~(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.~~	*Relocated and clarified in 30.14.2.5(A); "Use specific open space conditions"*
~~(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:~~ ~~(1) The pond shall be sodded or dressed with equivalent ground cover; and~~	*Relocated to 30.14.2.3 Types of Open Space.(D)(2)*
~~(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.~~	*Relocated to 30.14.2.3 Types of Open Space.(D)(1)*
~~(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.~~	*Relocated to 30.14.2.3 Types of Open Space.(D)(3)*
~~(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and~~	*Relocated to 30.14.2.3 Types of Open Space.(D)(2)(f)*

LDC Summary of Changes: Open Space

Current/Proposed	Change
~~approved by the Natural Resource Officer or designee.~~	
~~(e) Natural lakes may be counted toward the minimum required open space area subject to the limitation in paragraph (g) below and the following criteria:~~	*Relocated to 30.14.2.3 Types of Open Space.(C)*
~~(1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and~~	*Relocated to 30.14.2.3 Types of Open Space.(C)(1)*
~~(2) The lake shall be accessible to all employees or visitors and shall include other amenities including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.~~	*Relocated to 30.14.2.3 Types of Open Space.(C)(2)*
~~(f) Conservation areas, defined for the purposes of this Part as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to limitations specified in paragraph (g) below.~~	*Relocated to 30.14.2.3 Types of Open Space.(A)(Table 2.3)*
~~(g) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.~~	*Relocated to 30.14.2.3 Types of Open Space.(B)*
~~(h) Site features noted in Section 30.14.2.5 may also be counted as open space.~~	*Relocated to 30.14.2.3 Types of Open Space.(A)*
~~**30.14.2.3 Residential Open Space.**~~	**30.14.2.3 Types of Open Space.**
~~(a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all~~	*Relocated and clarified in 30.14.2.5; "Use specific open space conditions"*

Current/Proposed	Change
~~residents of a development and shall have either an aesthetic or recreational function that shall not conflict with other site features required by this Code.~~	
(A) Site features noted in Table 2.3: Permitted Open Space Types may be counted as required open space subject to the criteria specified in (b)-(h) and all other standards of this section:	*Clarified and consolidated* from 30.14.2.5 "Permitted Open Space Features." and from other sections
(B) Lakes, wetlands, retention areas, and buffers combined may account for a maximum of fifty (50) percent of the required open space; except that for non-residential developments of one (1) net buildable acre or less, only natural lakes and wetlands combined may account for the maximum of fifty (50) percent limitation and retention areas and buffers may account for up to one hundred (100) percent of the required open space.	*Clarified and consolidated* from 30.14.2.5 "Permitted Open Space Features." – footnotes*
(C) Natural lakes may be counted toward the minimum required open space, subject to the limitation in paragraph (B) and the following criteria:	*Relocated* from 30.14.2.2(e)
(1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and	*Relocated* from 30.14.2.2(e)(1)
(2) The lake shall be accessible to all residents, employees, and/or visitors and shall include other amenities, including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.	*Relocated* from 30.14.2.2(e)(2)
(D) Stormwater retention ponds may be counted toward the minimum required Open Space, subject to the limitation in paragraph (B) and the following criteria:	*Relocated* from 30.14.2.2(d)
(1) The pond shall be accessible to all residents, employees and/or visitors.	*Relocated* from 30.14.2.2(d)(2)

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(2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos.	*Relocated* from 30.14.2.2(d)(2)
a. The pond shall have a curvilinear shape simulating a natural water body.	*Relocated* from 30.14.2.2(h)(3)
b. The pond shall have no steeper than a 4:1 slope with no fencing.	*Relocated* from 30.14.2.2(h)(2)
c. The pond shall be sodded or dressed with equivalent ground cover.	*Relocated* from 30.14.2.2(h)(1)
d. Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.	*Relocated* from 30.14.2.2(h)(4)
e. The pond and/or adjacent area shall include a minimum of two of the following features when adjacent to a wet pond. When adjacent to a dry pond in a residential project, a total of four of the following features shall be required: i. Fountain ii. Stabilized walking path iii. Exercise equipment iv. Benches for seating v. Tot lot or mini-park vi. Nature interpretation stations vii. Pavilion or other shaded structures viii. Other features in addition to, or substituting	*Relocated* from 30.14.2.2(h)(7)

Current/Proposed	Change
for, the aforementioned may be approved by the Development Services Director if consistent with the intent of this Part.	
f. A littoral zone with plantings is required for wet ponds. i. Littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Multiple planting depth zones are required. ii. landscape plans shall be reviewed and approved by the Natural Resource Officer or designee.	*Relocated* from 30.14.2.2(h)(7)
(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.	*Relocated* from 30.14.2.2(d)(3)
(E) Dry compensating storage areas may be counted towards open space upon a determination by the Development Services Director that the area will be designed as part of a park and serve a recreational purpose most of the year. Such areas are not subject to the limitations of paragraph (B).	*New section, allowing additional area to be counted.*
(F) Borrow pits must be sodded, landscaped, and/or configured as a water feature in compliance with Section 65.8(I).	*Expansion of an already incorporated section of LDC (65.8). Consolidated to this section for clarity.*
(G) Utility easements can be counted as required Open Space only if allowed by the utility company benefitting from the easement.	*Relocated* from 30.14.2.5 "Permitted Open Space Features." – footnote****
~~(b) Open space shall be located entirely within the boundaries of the project. In no case shall the~~	*Relocated and clarified in 30.14.2.2(A)*

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~~required open space occupy any portion of a privately owned residential lot.~~	
~~(c) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval.~~	*Relocated and clarified in 30.14.2.2(C)*
~~(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use.~~	*Relocated and clarified in 30.14.2.5; "Use-Specific Conditions"*
~~(e) Where intervening properties separate a dwelling unit from an open space area, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic to minimize the need to cross or travel on roads carrying motorized vehicles.~~	*Relocated and clarified in 30.14.2.5(2)*
~~(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75)~~	*Relocated and clarified in 30.14.2.4(A)*

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~~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.~~	
~~(g) Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association.~~	*Relocated in 30.14.2.2(B)(2)*
~~(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:~~	*Relocated in 30.14.2.3(D)*
~~(1) The pond shall be sodded or dressed with equivalent ground cover.~~	*Relocated in 30.14.2.3(D)(2)(c)*
~~(2) The pond shall have no greater than a 4:1 slope with no fencing.~~	*Relocated in 30.14.2.3(D)(2)(b)*
~~(3) The pond shall have a curvilinear shape simulating a natural water body.~~	*Relocated in 30.14.2.3(D)(2)(a)*
~~(4) Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.~~	*Relocated in 30.14.2.3(D)(2)(d)*
~~(5) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.~~	*Relocated in 30.14.2.3(D)(3)*
~~(6) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.~~	*Relocated in 30.14.2.3(D)(f)(i)*
~~(7) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include~~	*Relocated in 30.14.2.3(D)(e)*

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~~other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features:~~ ~~a. Fountain~~ ~~b. Stabilized walking path~~ ~~c. Exercise equipment~~ ~~d. Benches for seating~~ ~~e. Tot lot or mini-park~~	
~~(i) Natural lakes may be counted toward the minimum area requirement subject to the limitations in paragraph (k) below and the following criteria:~~	*Relocated in 30.14.2.3(B)*
~~(1) The lakeshore shall be accessible to all residents, and shall include one or more visual or recreational amenities including, but not limited to, trail facilities, boardwalks, fountains, and picnic tables.~~	*Relocated in 30.14.2.3(C)(2)*
~~(2) Only that portion of a lake that lies within the legal description of the project may count toward the required open space.~~	*Relocated in 30.14.2.3(C)(1)*
~~(j) Conservation areas, defined for the purposes of this Part as the 100-year floodplain or wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum area requirement subject to limitations specified in paragraph (k) below.~~	*Relocated in 30.14.2.3(A)(Table YY)*

LDC Summary of Changes: Open Space

Current/Proposed	Change
~~(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.~~	*Relocated in 30.14.2.3(B)*
~~(l) Required landscaped areas and buffers may not be credited toward the required open space area.~~	*Now an allowed credit; Relocated in 30.14.2.3(A)(Table YY)*
~~(m) Site features noted in Section 30.14.2.5 may also be counted as open space.~~	*Relocated in 30.14.2.3(A)(Table YY)*
~~**30.14.2.4 Infill, Redevelopment, and Mixed-Use Open Space.**~~	**30.14.2.4 Standards for Open Space.**
Areas dedicated as open space must be accessible to all intended users of the development or the portion of the development for which the open space is counted.	Relocated and clarified from 30.14.2.4(i)
If an applicant intends to limit a portion of the open space to a particular group of users, then the development must separately demonstrate compliance with open space requirements for the portion of the development that will not have access to the limited open space.	*New section which summarizes the accessibility of Open Space - was stated in previous sections*
Open space within a development must meet the following dimensional standards:	
(A) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement.	*Relocated* from 30.14.2.3(f)
(1) Open space at least twenty (10) feet in width containing paved or stabilized paths for pedestrians and/or bicycles or horse trails shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development or connected to off-site recreation trails.	*Relocated* from 30.14.2.3(f); clarified and added additional exemption options
(2) Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit may count towards open space. Dog parks	*Relocated* from 30.14.2.3(f)

Current/Proposed	Change
must contain waste disposal receptacles and appropriate signage.	
(3) Open Spaces adjacent to a water body must be a minimum of twenty (20) feet in width measured from the top of the berm to any public right of way, lot line, fence, or building area.	*Relocated* from 30.14.2.3(h)(7)
(4) If less than seven thousand five hundred (7,500) square feet of open space is required, then all provided open space must be contiguous.	*Relocated* from 30.14.2.3(f)
(B) Open space shall not be fenced, except where otherwise noted, unless necessary for safety reasons, such as:	*Relocated* from 30.14.2.4(e)
(1) Dog parks and playgrounds may be fenced for safety purposes.	*New language which gives additional options*
(2) Pools or other areas that must be fenced as required by state regulations.	*New language which gives additional options*
(3) Railings and other decorative features that are not intended to limit access are permitted.	*New language which gives additional options*
(C) Open space shall not contain storage areas or other service-related functions,	*Relocated* from 30.14.2.4(e)
(D) Open space shall not contain mechanical units and equipment, unless a determination is made by the Development Services Director that such equipment is de minimis and not disruptive to the intended function of the open space.	*Relocated* from 30.14.2.4(e)
(E) Allowable features within recreational open space include but are not limited to: (1) Paved jogging and bicycling path; (2) Outdoor dining/seating areas not limited to patrons of a single business; (3) Outdoor recreation facilities; (4) Outdoor sculpture garden; (5) Decorative fountain, Interactive fountain; (6) Benches and shade; and (7) Plant conservatory.	*Relocated from 30.14.2.5 "Permitted Open Space Features" table*
~~(a) The purpose of open space in infill development, redevelopment, and mixed use~~	*Relocated in 30.14.2.2*

Current/Proposed	Change
~~developments is to provide areas for supplemental landscaping; buffering; recreational or aesthetic amenities; stormwater retention; aquifer recharge; and/or preservation of natural resources.~~	
~~(b) Open space shall be located entirely within the boundaries of the project. Open space may include: landscaping and buffers; recreational facilities and amenities accessible to all users of the site; recreational facilities and amenities accessible only to residents; stormwater facilities; and areas providing for natural resource protection.~~	*Relocated in 30.14.2.2(A)*
~~(c) Types and locations of open space shall be clearly shown on a development plan prior to approval by Seminole County.~~	*Relocated in 30.14.2.2(C)*
~~(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this requirement when the developer proposes a major recreational facility that will provide at least fifty (50) percent of the required open space for development.~~	*Relocated in 30.14.2.5*
~~(e) Open space areas shall not be fenced, unless necessary for safety reasons, and shall not contain mechanical units and equipment, storage areas, or other service-related functions.~~	*Relocated in 30.14.2.4(B)*
~~(f) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:~~	*Relocated in 30.14.2.3(D)*
~~(1) The pond shall be sodded or dressed with equivalent ground cover; and~~	*Relocated in 30.14.2.3(D)(2)(c)*
~~(2) The pond shall be landscaped and configured in a manner that results in a~~	*Relocated in 30.14.2.3(D)(2)*

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~~visual amenity for the site, and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part.~~	
~~(g) Required open space within infill development, redevelopment, or mixed-use development, which serves primarily the residential portion of a development, shall be platted as a common area and shall be owned and maintained by a homeowner association or other entity which is capable of maintaining the function of the open space, as determined by the Development Services Director. Required open space within infill development, redevelopment, or mixed-use development which serves primarily the nonresidential portion of the development shall be owned and maintained by a property owners' association.~~	*Relocated in 30.14.2.5*
~~(h) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space area.~~	*Relocated and expanded in 30.14.2.3(B)*
~~(i) Open space shall be continuous wherever possible, shall be accessible to all uses within a development when practical and safe, shall contain pedestrian amenities (including lighted, accessible walkways with shade trees), and shall include lighted public plazas serving structures that contain retail and/or office uses. Public plazas shall contain benches with shade trees or permanent coverings.~~	**Removed**
~~(j) Selected facilities located indoors or on rooftops may be permitted where they serve as~~	**Removed**

Current/Proposed	Change
~~amenities when available for use and enjoyment by all residents or users of a development. Excluded from eligibility as credited open space are theaters, restaurants, religious facilities, and retail, commercial uses.~~	
~~(k) Site features noted in Section 30.14.2.5 may be counted as open space.~~	*Relocated in 30.14.2.3(A)(Table YY)*
~~**30.14.2.5 Permitted Open Space Features.**~~ ***(Note: The existing table was simplified and replaced in** 30.14.2.3(A)(Table YY)*	**30.14.2.5 Use-Specific Conditions.**
30.14.2.5 Use specific open space conditions.	*New section name.*
(A) For single-family residential developments, the following conditions apply:	*Relocated from 30.14.2.3*
(1) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least twenty-five (25) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use**, unless the facility was not included in the overall open space calculation.**	*Relocated from 30.14.2.3(d)* *Note: The words "unless the facility was not included in the overall open space calculation" Is an addition.*
(2) Where intervening properties separate a dwelling unit from an area dedicated as open space, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic to minimize the need to cross or travel on roads carrying motorized vehicles.	*Relocated from 30.14.2.3(e)*
(B) For multi-family, the following conditions apply:	*Relocated from 30.14.2.4*

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Current/Proposed	Change
No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this requirement when the developer proposes a major recreational facility that will provide at least fifty (50) percent of the required open space for development.	*Relocated from 30.14.2.3(d)*

New Table (*consolidated table of uses from each section*):

Table 2.3: Permitted Types of Open Space
100-year floodplain
Borrow pits
Clubhouse / fitness center / pool
Lakes
Landscaped upland areas
Public plazas
Required buffer areas except in single-family residential subdivisions
Retention areas
Undisturbed upland areas
Utility easements
Wetlands

Removed Table (Now **30.14.2.4 Standards for Open Space.(F)**):

~~Feature~~	~~Nonresidential Open Space~~	~~Residential Open Space~~	~~Mixed-Use Infill, Redevelopment~~
~~100-year floodplain~~	~~Y*~~	~~Y*~~	~~Y*~~

~~Borrow pits~~	~~Y**~~	~~Y**~~	~~Y**~~
~~Clubhouse/admin. Offices fitness center~~	~~N~~	~~Y~~	~~Y~~
~~Curated art museums/galleries~~	~~N~~	~~N~~	~~Y~~
~~Decorative fountain, Interactive fountain~~	~~Y~~	~~Y~~	~~Y~~
~~Fitness center internal to the residential portion of a development~~	~~N~~	~~N~~	~~Y~~
~~Lakes~~	~~Y*~~	~~Y*~~	~~Y*~~
~~Outdoor exercise trail~~	~~Y~~	~~Y~~	~~Y~~
~~Outdoor dining/seating areas not limited to patrons of a single business~~	~~Y~~	~~N~~	~~Y~~
~~Outdoor recreation facilities~~	~~Y~~	~~Y~~	~~Y~~
~~Outdoor sculpture garden~~	~~Y~~	~~Y~~	~~Y~~
~~Outparcels~~	~~N~~	~~N~~	~~N~~
~~Parking lots~~	~~N~~	~~N~~	~~N~~
~~Paved jogging and bicycling path~~	~~Y~~	~~Y~~	~~Y~~
~~Plant conservatory~~	~~N~~	~~N~~	~~Y~~
~~Platted residential lots~~	~~—~~	~~N~~	~~N~~
~~Power line easements~~	~~Y~~	~~Y****~~	~~Y~~
~~Power line easements or R/W containing trails or similar rec. amenities~~	~~Y~~	~~Y~~	~~Y~~
~~Private roads~~	~~N~~	~~N~~	~~N~~
~~Public plazas with benches and shade trees~~	~~Y~~	~~Y~~	~~Y~~
~~Public road R/W~~	~~N~~	~~N~~	~~N~~
~~Required buffer areas~~	~~Y~~	~~N~~	~~Y~~
~~Retention (amenitized per Code)~~	~~Y~~	~~Y~~	~~Y~~
~~Retention (not amenitized)~~	~~N~~	~~N~~	~~N~~
~~Green roof or rooftop garden with pedestrian access, rooftop recreational features such as swimming pools~~	~~Y~~	~~Y***~~	~~Y~~
~~Upland common areas less than 40' in width, without pedestrian, bicycle, or horse trails~~	~~Y~~	~~N~~	~~Y~~

~~Upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails~~	~~Y~~	~~Y~~	~~Y~~
~~Upland common areas exceeding 40' in width~~	~~Y~~	~~Y~~	~~Y~~
~~Utility easements~~	~~Y~~	~~Y~~	~~Y~~
~~Wetlands~~	~~Y*~~	~~Y*~~	~~Y*~~

Sec. 30.14.2. Open space.

30.14.2.1 Purpose and Applicability.

(a) 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.~~

4) active and passive recreation for residents, employees, and visitors of the development;

5) conservation and restoration of natural systems and wildlife habitats; and

6) preservation of community character through views of vegetation and natural features.

(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.

(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.~~

~~(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:

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%
PD	25%
PLI	25%
RC-1	-
R-1AAAA	-
R-1AAA	-
R-1AA	-
R-1A	-

R-1	-
R-1B	-
R-1BB	-
R-2	-
R-3	25%
R-3A	25%
R-4	25%
RM-1	25%
RM-2	25%
RM-3	25%
RP	25%
UC	25%

30.14.2.2 Open Space in General.

(A) Open space shall be located entirely within the boundaries of the development.

For residential subdivisions, in no case shall the required open space occupy any portion of a residential lot.

(B) Open space shall be maintained to preserve its required function(s) as follows:

(1) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner.

(2) Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners' or homeowners' association.

(C) Types and locations of open space shall be clearly shown on the site plan, or earlier as otherwise required by this code.

30.14.2.3 Types of Open Space.

(A) Site features noted in Table 2.3: Permitted Types of Open Space may be counted as required open space subject to the criteria specified in (b)-(h) and all other standards of this section:

Table 2.3: Permitted Types of Open Space

100-year floodplain
Borrow pits
Clubhouse / fitness center / pool
Lakes
Landscaped upland areas
Public plazas
Required buffer areas except in single-family residential subdivisions
Retention areas
Undisturbed upland areas
Utility easements
Wetlands

(B) Lakes, wetlands, retention areas, and buffers combined may account for a maximum of fifty (50) percent of the required open space; except that for non-residential development of one (1) net buildable acres or less, only natural lakes and wetlands combined shall be subject to the maximum of fifty (50) percent limitation, and retention areas and buffers may account for up to one hundred (100) percent of the required open space.

(C) Natural lakes may be counted toward the minimum required open space area, subject to the limitation in paragraph (B) and the following criteria:

(1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and

(2) The lake shall be accessible to all residents, employees, and/or visitors and shall include other amenities, including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.

(D) Stormwater retention ponds may be counted toward the minimum required open space, subject to the limitation in paragraph (B) and the following criteria:

(1) The pond shall be accessible to all residents, employees and/or visitors.

(2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos.

a. The pond shall have a curvilinear shape simulating a natural water body.

b. The pond shall have no steeper than a 4:1 slope with no fencing.

c. The pond shall be sodded or dressed with equivalent ground cover.

d. Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.

e. The pond and/or adjacent area shall include a minimum of two of the following features when adjacent to a wet pond. When adjacent to a dry pond in a residential project a total of four of the following features shall be included:

i. Fountain

ii. Stabilized walking path

iii. Exercise equipment

iv. Benches for seating

v. Tot lot or mini-park

vi. Nature interpretation stations

vii. Pavilion or other shaded structures

viii. Other features in addition to, or substituting for, the aforementioned may be approved by the Development Services Director consistent with the intent of this Part.

f. A littoral zone with plantings is required for wet ponds.

i. Littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Multiple planting depth zones are required.

ii. Landscape plans shall be reviewed and approved by the Natural Resource Officer or designee.

(4) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.

(E) Dry compensating storage areas may be counted towards open space upon a determination by the Development Services Director that the area will be designed as part of a park and serve a recreational purpose most of the year. Such areas are not subject to the limitations of paragraph (B).

(F) Borrow pits must be sodded, landscaped, and/or configured as a water feature in compliance with Section 65.8(I).

(G) Utility easements can be counted as required open space only if allowed by the utility company.

30.14.2.4 Standards for Open Space.

Areas dedicated as open space must be accessible to all intended users of the development or the portion of the development for which the open space is counted.

If an applicant intends to limit a portion of the open space to a particular group of users, then the development must separately demonstrate compliance with open space requirements for the portion of the development that will not have access to the limited open space.

Open space within a development must meet the following dimensional standards:

(A) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement.
  (1) Open space at least twenty (10) feet in width containing paved or stabilized paths for pedestrians and/or bicycles or horse trails shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development or connected to off-site recreation trails.
  (2) Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.
  (3) Open space adjacent to a water body must be a minimum of twenty (20) feet in width measured from the top of the berm to any public right of way, lot line, fence, or building area.
  (4) If less than seven thousand five hundred (7,500) square feet of Open Space is required, then all provided open space must be contiguous.

(B) Open space shall not be fenced, except where otherwise noted, unless necessary for safety reasons, such as:
  (1) Dog parks and playgrounds may be fenced for safety purposes.
  (2) Pools or other areas that must be fenced as required by state regulations.
  (3) Railings and other decorative features that are not intended to limit access are permitted.

(C) Open space shall not contain storage areas or other service-related functions,

(D) Open space shall not contain mechanical units and equipment, unless a determination is made by the Development Services Director that such equipment is de minimis and not disruptive to the intended function of the open space.

(E) Allowable features within recreational open space include but are not limited to:
  (1) Paved jogging and bicycling path;

(2) Outdoor dining/seating areas not limited to patrons of a single business;
(3) Outdoor recreation facilities;
(4) Outdoor sculpture garden;
(5) Decorative fountain, Interactive fountain;
(6) Benches and shade; and
(7) Plant conservatory.

30.14.2.5 Use specific open space conditions.

(A) For single-family residential developments, the following conditions apply:

(1) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least twenty-five (25) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use, unless the facility was not included in the overall open space calculation.

(2) Where intervening properties separate a dwelling unit from an area dedicated as pen space, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic to minimize the need to cross or travel on roads carrying motorized vehicles.

(B) For multi-family, the following conditions apply:

No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this requirement when the developer proposes a major recreational facility that will provide at least fifty (50) percent of the required Open Space for development.

~~30.14.2.2 Nonresidential Open Space.~~

~~(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.~~

~~(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.~~

~~(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.~~

(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:

(1) The pond shall be sodded or dressed with equivalent ground cover; and

(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.

(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.

(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.

(e) Natural lakes may be counted toward the minimum required open space area subject to the limitation in paragraph (g) below and the following criteria:

(1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and

(2) The lake shall be accessible to all employees or visitors and shall include other amenities including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.

(f) Conservation areas, defined for the purposes of this Part as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to limitations specified in paragraph (g) below.

(g) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.

(h) Site features noted in Section 30.14.2.5 may also be counted as open space.

30.14.2.3 Residential Open Space.

(a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function that shall not conflict with other site features required by this Code.

(b) Open space shall be located entirely within the boundaries of the project. In no case shall the required open space occupy any portion of a privately owned residential lot.

~~(c) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval.~~

~~(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use.~~

~~(e) Where intervening properties separate a dwelling unit from an open space area, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic to minimize the need to cross or travel on roads carrying motorized vehicles.~~

~~(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. 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.~~

~~(g) Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association.~~

~~(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:~~

~~(1) The pond shall be sodded or dressed with equivalent ground cover.~~

~~(2) The pond shall have no greater than a 4:1 slope with no fencing.~~

~~(3) The pond shall have a curvilinear shape simulating a natural water body.~~

~~(4) Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.~~

~~(5) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.~~

~~(6) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is~~

not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.

(7) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features:

a. Fountain

b. Stabilized walking path

c. Exercise equipment

d. Benches for seating

e. Tot lot or mini-park

(i) Natural lakes may be counted toward the minimum area requirement subject to the limitations in paragraph (k) below and the following criteria:

(1) The lakeshore shall be accessible to all residents, and shall include one or more visual or recreational amenities including, but not limited to, trail facilities, boardwalks, fountains, and picnic tables.

(2) Only that portion of a lake that lies within the legal description of the project may count toward the required open space.

(j) Conservation areas, defined for the purposes of this Part as the 100-year floodplain or wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum area requirement subject to limitations specified in paragraph (k) below.

(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.

(l) Required landscaped areas and buffers may not be credited toward the required open space area.

(m) Site features noted in Section 30.14.2.5 may also be counted as open space.

30.14.2.4 Infill, Redevelopment, and Mixed-Use Open Space.

(a) The purpose of open space in infill development, redevelopment, and mixed use developments is to provide areas for supplemental landscaping; buffering; recreational or aesthetic amenities; stormwater retention; aquifer recharge; and/or preservation of natural resources.

~~(b) Open space shall be located entirely within the boundaries of the project. Open space may include: landscaping and buffers; recreational facilities and amenities accessible to all users of the site; recreational facilities and amenities accessible only to residents; stormwater facilities; and areas providing for natural resource protection.~~

~~(c) Types and locations of open space shall be clearly shown on a development plan prior to approval by Seminole County.~~

~~(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this requirement when the developer proposes a major recreational facility that will provide at least fifty (50) percent of the required open space for development.~~

~~(e) Open space areas shall not be fenced, unless necessary for safety reasons, and shall not contain mechanical units and equipment, storage areas, or other service-related functions.~~

~~(f) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:~~

~~(1) The pond shall be sodded or dressed with equivalent ground cover; and~~

~~(2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part.~~

~~(g) Required open space within infill development, redevelopment, or mixed-use development, which serves primarily the residential portion of a development, shall be platted as a common area and shall be owned and maintained by a homeowner association or other entity which is capable of maintaining the function of the open space, as determined by the Development Services Director. Required open space within infill development, redevelopment, or mixed-use development which serves primarily the nonresidential portion of the development shall be owned and maintained by a property owners' association.~~

~~(h) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space area.~~

~~(i) Open space shall be continuous wherever possible, shall be accessible to all uses within a development when practical and safe, shall contain pedestrian amenities (including lighted, accessible walkways with shade trees), and shall include lighted public plazas serving structures that contain retail and/or office uses. Public plazas shall contain benches with shade trees or permanent coverings.~~

~~(j) Selected facilities located indoors or on rooftops may be permitted where they serve as amenities when available for use and enjoyment by all residents or users of a~~

development. Excluded from eligibility as credited open space are theaters, restaurants, religious facilities, and retail, commercial uses.

(k) Site features noted in Section 30.14.2.5 may be counted as open space.

30.14.2.5 Permitted Open Space Features.

Feature	Nonresidential Open Space	Residential Open Space	Mixed-Use Infill, Redevelopment
100-year floodplain	Y*	Y*	Y*
Borrow pits	Y**	Y**	Y**
Clubhouse/admin. Offices fitness center	N	Y	Y
Curated art museums/galleries	N	N	Y
Decorative fountain, Interactive fountain	Y	Y	Y
Fitness center internal to the residential portion of a development	N	N	Y
Lakes	Y*	Y*	Y*
Outdoor exercise trail	Y	Y	Y
Outdoor dining/seating areas not limited to patrons of a single business	Y	N	Y
Outdoor recreation facilities	Y	Y	Y
Outdoor sculpture garden	Y	Y	Y
Outparcels	N	N	N
Parking lots	N	N	N
Paved jogging and bicycling path	Y	Y	Y
Plant conservatory	N	N	Y
Platted residential lots	—	N	N
Power line easements	Y	Y****	Y
Power line easements or R/W containing trails or similar rec. amenities	Y	Y	Y
Private roads	N	N	N
Public plazas with benches and shade trees	Y	Y	Y
Public road R/W	N	N	N
Required buffer areas	Y	N	Y
Retention (amenitized per Code)	Y	Y	Y
Retention (not amenitized)	N	N	N

~~Green roof or rooftop garden with pedestrian access, rooftop recreational features such as swimming pools~~	~~Y~~	~~Y***~~	~~Y~~
~~Upland common areas less than 40' in width, without pedestrian, bicycle, or horse trails~~	~~Y~~	~~N~~	~~Y~~
~~Upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails~~	~~Y~~	~~Y~~	~~Y~~
~~Upland common areas exceeding 40' in width~~	~~Y~~	~~Y~~	~~Y~~
~~Utility easements~~	~~Y~~	~~Y~~	~~Y~~
~~Wetlands~~	~~Y*~~	~~Y*~~	~~Y*~~

~~Table notes:~~

~~Y = Permitted to be counted toward area requirements.~~

~~N = Not permitted to be counted toward area requirements.~~

~~*Floodplains, wetlands, and lakes, together or separately, shall be limited to fifty (50) percent of total open space requirement for any development.~~

~~**Borrow pits may count as open space only if sodded, landscaped, and/or configured as a water feature in compliance with Section 65.8(l).~~

~~***Permitted in residential developments of five (5) or more units per net buildable acre, where such facilities are located on common property and accessible to all residents.~~

~~****If allowed by utility company.~~

30.14.2.5 Permitted Open Space Features.

Feature	Nonresidential Open Space	Residential Open Space	Mixed-Use Infill, Redevelopment
100-year floodplain	Y*	Y*	Y*
Borrow pits	Y**	Y**	Y**
Clubhouse/admin. Offices fitness center	N	Y	Y
Curated art museums/galleries	N	N	Y
Decorative fountain, Interactive fountain	Y	Y	Y
Fitness center internal to the residential portion of a development	N	N	Y
Lakes	Y*	Y*	Y*
Outdoor exercise trail	Y	Y	Y
Outdoor dining/seating areas not limited to patrons of a single business	Y	N	Y
Outdoor recreation facilities	Y	Y	Y
Outdoor sculpture garden	Y	Y	Y
Outparcels	N	N	N
Paved jogging and bicycling path	Y	Y	Y
Plant conservatory	N	N	Y
Platted residential lots	—	N	N
Power line easements	Y	Y****	Y
Power line easements or R/W containing trails or similar rec. amenities	Y	Y	Y
Private roads	N	N	N
Public plazas with benches and shade trees	Y	Y	Y
Public road R/W	N	N	N
Required buffer areas	Y	N	Y
Retention (amenitized per Code)	Y	Y	Y
Retention (not amenitized)	N	N	N
Green roof or rooftop garden with pedestrian access, rooftop recreational features such as swimming pools	Y	Y***	Y
Upland common areas less than 40' in width, without pedestrian, bicycle, or horse trails	Y	N	Y
Upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails	Y	Y	Y
Upland common areas exceeding 40' in width	Y	Y	Y
Utility easements	Y	Y	Y
Wetlands	Y*	Y*	Y*

Table notes:

Y = Permitted to be counted toward area requirements.

N = Not permitted to be counted toward area requirements.

*Floodplains, wetlands, and lakes, together or separately, shall be limited to fifty (50) percent of total open space requirement for any development.

**Borrow pits may count as open space only if sodded, landscaped, and/or configured as a water feature in compliance with Section 65.8(I).

***Permitted in residential developments of five (5) or more units per net buildable acre, where such facilities are located on common property and accessible to all residents.

****If allowed by utility company.

Kimley»Horn

MEMORANDUM

Seminole County – LDC Updates 2025

To:	Jose Gomez, Joy Giles, Maya Athanas
From:	Eliza Juliano, Sribhava Kakani
	Kimley-Horn and Associates, Inc.
Date:	April 11, 2025
Subject:	Recommendations to zoning districts permitted within LDR

The maximum allowable density of 4 dwelling units per acre in the Low Density Residential (LDR) Future Land Use District is not achievable within the constraints of the permitted zoning districts. While existing regulations are suitable for individual lots, they present challenges for larger developments, limiting flexibility, quality, and efficiency in site planning. This memorandum outlines the need for changes to LDR implementation within the Land Development Code and provides recommendations to address these issues.

Analysis of Existing Regulations within LDR

1. Density Limitations & PD Rezonings:
   - While LDR allows 4 dwelling units per acre, the current zoning districts do not support this density under their existing development standards in new subdivisions.
     - Other than very small development projects on existing platted lots or served only by existing roadways, most new single-family development requires the construction of surface stormwater retention and new internal roadways to provide lot access. This infrastructure reduces the achievable density in new subdivisions when minimum lot size is a limiting factor.
   - The table below outlines the standards for existing zoning districts currently allowed in LDR, as well as two additional zoning districts allowed in MDR and how many dwelling units they might produce.
     - The purpose of the table is to test the development standards, assuming a 20-acre parcel to see if the allowed maximum density of LDR (4 du/ac) could be achieved.

- For a 20-acre site, the maximum number of units that can be allowed under LDR FLU inside the Urban Core is 80, and outside the Urban Core is 64 (as shown in Columns 7 and 8).
  - In Seminole County, the calculation of net buildable acres for determining development density varies based on the location of the property:
    - Urban Core: The Urban Core is defined as the area bounded by Interstate 4 (I-4) on the west, extending ¼ mile east of U.S. Highway 17/92, and includes all land within ¼ mile of State Road 436 (SR 436). For parcels intersected by this boundary, the entire parcel is considered within the Urban Core. Within this area, net buildable acres are calculated by excluding only natural lakes and wetlands or flood-prone areas from the total acreage of the development site.
    - Outside the Urban Core: In all other areas of Seminole County, the calculation of net buildable acres involves excluding the following from the total acreage of the development site: Road rights-of-way, transmission power line easements, natural lakes, wetlands, or flood-prone areas.
- In order to estimate the impacts of supporting infrastructure on density and lot yield, the table assumes a percentage allocation for major infrastructure elements. When allocating 20% of the developable land for stormwater and 20% for roads, none of the zoning districts permitted under the LDR can achieve a density of 4 dwelling units per acre—even when no common areas or open space is provided (as shown in Columns 9 and 10).

Assume 20 Acre Parcel									
1	2	3	4	5	6	7	8	9	10
		Min. Lot Size (sq. ft.)	Min. Lot width	Depth	Units by Zoning (w/o infrastructure)	# Max. Units Allowed per LDR FLU		Units **Feasible** (assuming 20% stormwater, 20% roads)	Sufficient to reach max. density?
						Inside Urban Core	Outside Urban Core		
LDR	R-1	8,400	70	120	104	80	64	62	No
	R-1A	9000	75	120	97			58	No
	R-1AA	11,100	90	123	78			47	No
	R-1AAA	13,500	100	135	65			39	No
	R-1AAAA	21,180	100	212	41			25	No
	A-1	43560	150	290.4	20			12	No
	RC-1	43560	120	363	20			12	No

Notes:

a) Column 6 shows "Units by Zoning," which is the number of units achievable on a 20-acre parcel based solely on the minimum lot size—without factoring in land needs for required infrastructure.

b) Column 9 includes infrastructure assumptions for stormwater and roads. Typical ranges for stormwater are 15% - 20%, and for roads are 20% - 25%. Column 9 assumes 20% for each stormwater and roads.

2. The Current Regulatory Structure penalizes developments for providing Open Space.
   - Because lot sizes are the limiting factor in new conventional developments, the current regulations strongly disincentivize the provision of open or common spaces. Any open space provided directly results in a loss of units, as shown in lines 11 and 12 of the table below.
   - This structure may also disincentivize other potentially desirable design features in new developments such as roadway connectivity, wider rights of way, or more create stormwater designs.

Assume 20 Acre Parcel											
1	2	3	4	5	6	7	8	9	10	11	12
		Min. Lot Size (sq. ft.)	Min. Lot width	Depth	Units by Zoning (w/o infrastructure)	# Max. Units Allowed per LDR FLU		Units **Feasible** (assuming 20% stormwater, 20% roads)	Sufficient to reach max. density?	Units **Feasible** (assuming +8% Open Space)	Sufficient to reach max. density?
						Inside Urban Core	Outside Urban Core				
LDR	R-1	8,400	70	120	104	80	64	62	No	54	No
	R-1A	9000	75	120	97			58	No	50	No
	R-1AA	11,100	90	123	78			47	No	41	No
	R-1AAA	13,500	100	135	65			39	No	34	No
	R-1AAAA	21,180	100	212	41			25	No	21	No
	A-1	43560	150	290.4	20			12	No	10	No
	RC-1	43560	120	363	20			12	No	10	No

Notes:

a) Column 11 calculates density, assuming 8% for open space in addition to the 40% for infrastructure

Use of Planned Developments within LDR

Developers and property owners are not guaranteed the right to maximize the allowable FLU density, however, the significant difference between achievable densities in the applicable conventional zoning districts and the maximum permitted FLU density creates a strong incentive to use the PD process.

Are PDs the best tool to address this issue? The following advantages and challenges should be considered when relying on PDs to address this density gap:

- Advantages of PDs:
  - 25% open space requirement ensures green space.
  - Increased flexibility on lot sizes.
  - Opportunities to negotiate for connectivity, access, and other site planning features.

- Challenges of PDs:
  - Lack of predictability for applicants and the public.
  - Extended review and approval timeline.
  - Added administrative time/effort for county staff.
  - Increased complexity for applicants and county staff.
  - Risk of inconsistent regulation and outcomes.

Gaps in Conventional Single-Family Development Regulations

- Single-family subdivisions developed under conventional zoning regulations do not require designated open spaces, though recent updates mandate keeping 25% of existing protected trees.
- Many new subdivisions lack proper connectivity that would facilitate better traffic flow and emergency response.

The example below illustrates the lack of connectivity and open space in an existing residential development.

Existing Seminole County Neighborhood **Example**



Recommended Changes

Regulations that work for individual lots are impractical for new subdivisions. New subdivisions would benefit from more flexible standards to optimize land use while improving development quality. More flexible standards would also help the County to address housing supply, especially given the limited amount of developable land remaining in preferred development areas (areas excluding the WRPA and the Rural Boundary Area)

1. Allow R-1B and R-1BB Zoning Under LDR

Assume 20 Acre Parcel											
1	2	3	4	5	6	7	8	9	10	11	12
		Min. Lot Size (sq. ft.)	Min. Lot width	Depth	Units by Zoning (w/o infrastructure)	# Max. Units Allowed per LDR FLU		Units **Feasible** (assuming 20% stormwater, 20% roads)	Sufficient to reach max. density?	Units **Feasible** (assuming +8% Open Space)	Sufficient to reach max. density?
						Inside Urban Core	Outside Urban Core				
LDR	R-1	8,400	70	120	104	80	64	62	No	54	No
	R-1A	9000	75	120	97			58	No	50	No
	R-1AA	11,100	90	123	78			47	No	41	No
	R-1AAA	13,500	100	135	65			39	No	34	No
	R-1AAAA	21,180	100	212	41			25	No	21	No
	A-1	43560	150	290.4	20			12	No	10	No
	RC-1	43560	120	363	20			12	No	10	No
MDR	R-1B	6,700	60	112	130			78	No*	68	No*
	R-1BB	5,000	50	100	174			105	Yes	91	Yes

* Yes Outside Urban Core

- As demonstrated in the table above, permitting the two additional zones (R1B and R1BB) under LDR will allow design flexibility, including the provision of open space while being able to reach or come closer to reaching the Future Land Use density.

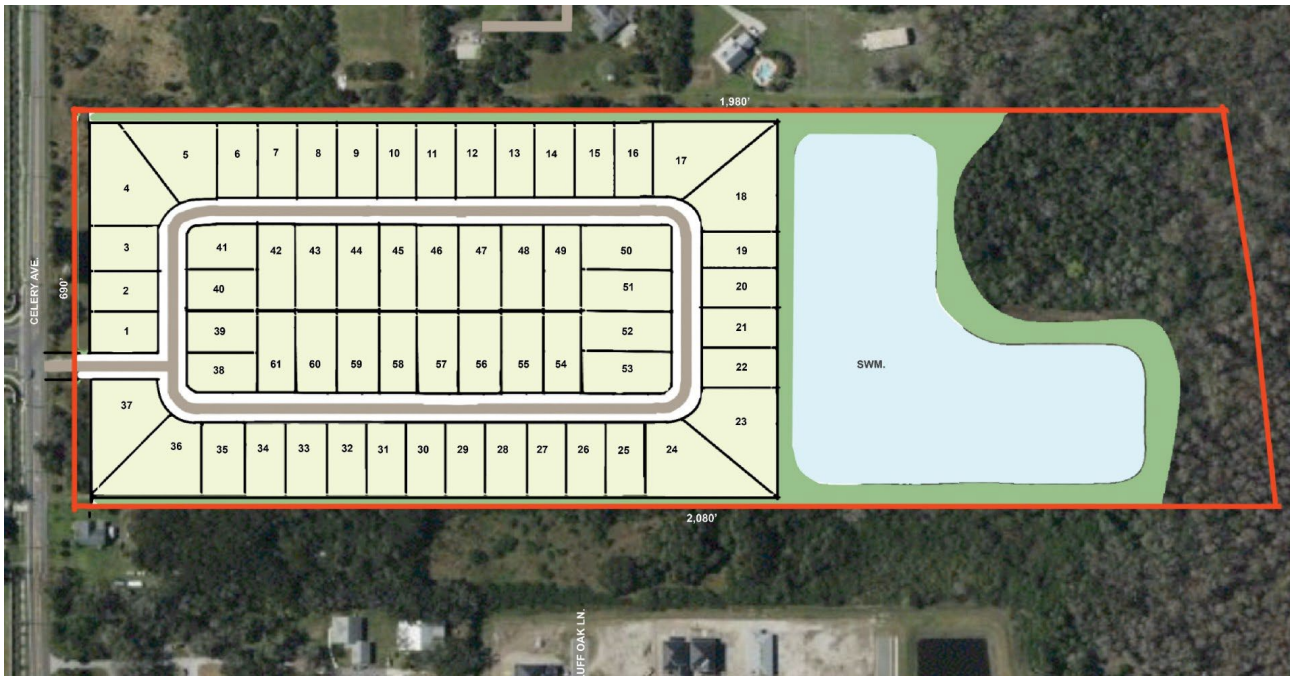
2. Establish additional development standards for conventional subdivisions that mimic some common benefits of Planned Developments while providing a more predictable framework for applicants and the public.
   - Establish minimum open space requirements.
     - Recommend a common usable open space requirement for new subdivisions with lots 1 acre or less of between 8 and 15 percent.
     - Example from MM standards: Commonly accessible open space is required subject to the following standards:
       - Minimum 8% of developable land
       - Open Space may be provided in multiple locations however, each location must be:

    - Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
    - Not less than 0.25 contiguous acres.
    - A minimum of 40 feet in width.
    - Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of 20 feet in width from the top of the berm to the public right of way or lot line.
- Apply additional development standards to ensure quality design, including:
  - Connectivity requirements to improve access and emergency response.
    - Establish a minimum of two access points for developments with more than 400 feet of single-road frontage.
    - When a property has access to more than one street – Establish at least one access point on every street frontage.
    - Consider discouraging gated communities except where natural barriers to connectivity exist.
    - Provide stub-outs for future connections to neighboring properties.
  - Require connectivity to existing roadway/trail easements or streets stubs on adjacent properties.
    - Where a roadway connection is not possible or required, consider requiring a bicycle/pedestrian connection.
  - Consider limiting cul-de-sacs and dead-end streets except:
    - Where an easement for future street connectivity to adjacent undeveloped property is provided. Where road stubs exceed 250 feet in length, a temporary cul-de-sac turnaround must be provided.
    - To provide a connection to an existing or planned public recreation trail.
    - In limited circumstances where wetlands, existing water bodies, or infrastructure corridors prevent connections.
    - Consider design requirement for a "close" in lieu of a cul-de-sac:
      - The close must be rectangular or square and include a central landscaped open space.
      - The minimum right-of-way width for a close is 80 feet in any direction.
      - A paved way, 20 to 30 feet in width, must surround the landscaped open space.
      - The central open space must be a minimum of 40 feet in any direction; and

Site Plan Analysis: Existing Conditions vs. Proposed Changes

- The following site concepts were developed to illustrate potential differences between existing development standards for a conventionally zoned subdivision in LDR (Exhibit 1) and the recommended standards for new subdivisions (Exhibit 2). Net Density represents the Core Area standard. Net/Net Density represents the non-Core Area standard.
  - Exhibit 1 uses the R-1 zoning with 70' wide lots and no requirements for open space.

Exhibit 1: **Existing Conditions**



Upland	27.6 ac.	
Roads	2.88 ac.	10%
SW Ponds	5.50 ac.	20%
Parks	Not required	
Lots	61 (70'x120')	
Net Density	2.21 DU/Ac	
Net/Net Density	2.46 DU/Ac	

- Exhibit 2 shows the same lot subdivided with R-1BB standard of 50' wide lots, with 8% park space and multiple entries/future road connections. The resulting density is closer to the LDR maximum, and the subdivision receives better open space and connectivity. Street tree plantings are not shown but could also be required.

Exhibit 2: **Proposed Changes**



Upland	27.6 ac.	
Roads	3.87 ac.	14%
SW Ponds	5.50 ac.	20%
Parks	2.34 ac.	8%
Lots	74 (50' x 120')	
Net Density	2.68 DU/Ac	
Net/Net Density	3.12 DU/Ac	

Law Offices

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March 12, 2026

The Hon. Andria Herr, Chairman
Seminole County Board
of County Commissioners
1101 East First Street
Sanford, Florida 32771

Re: Proposed changes to the Land Development Code relative to affordable housing

Dear Chairman Herr:

I write to you and your fellow commissioners on behalf of the Development Advisory Board (DAB), of which I have the honor to be the chair. Specifically, to voice our support for the proposed changes to the Land Development Code, especially the affordable housing component.

By way of background, the DAB is an offshoot of PBAS, and we are a board made up of Seminole County professionals involved in the development business—from engineers to planners, general contractors, brokers, and attorneys. Over the decades, we have shared our expertise and thoughts with county staff, and they have shared theirs with us.

In that spirit, staff recently shared the latest proposed changes to the Land Development Code with us. Simply put, we were very impressed and wholeheartedly support staff's proposals.

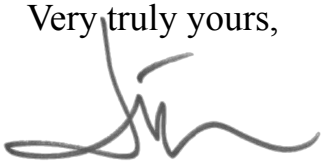
Of particular interest to us is the proposed update to the affordable housing density bonus (Sec. 30.9.7 alternative density option for affordable housing). We have been studying the issue of affordable housing for some time, and we have known that local government cannot solve the problem by throwing

money at it. However, market-based solutions have eluded us and others who have studied the issue. That said, we think staff is on to something.

Staff's approach, amongst other ideas, of allowing increased density while also providing a multiplier to incentivize residential developers to build affordable housing, is creative and exciting. This kind of market-based approach will work, and work well. We encourage you to support this idea and vote it, along with the other proposed changes, into the Land Development Code.

Should you have questions or comments, we are happy to discuss the matter with you.

Very truly yours,



James A. Hattaway

Supporting Board Members

Torey Eisenman	Jeremy Morton
Kim Fischer	Bryan Potts
Bill Maki	Channi Sodhi
Bill Miller	Mike Towers
Zachary Miller	Bob Turnage
Chad Moorhead	Maverick VonHerbulis

c: The Hon. Amy Lockhart, Vice-Chair, The Hon. Jay Zembower, The Hon. Bob Dallari, and The Hon. Lee Constantine

SEMINOLE COUNTY

MEMORANDUM

To: Jose Gomez, Department Director
Seminole County Development Services

From: Jessica Rossi, AICP, Senior Planner and Economist
Eliza Juliano, Project Manager
Kimley-Horn

Date: September 22, 2025

Subject: Density Bonus Review and LDC Recommendations

To assist Seminole County with determining appropriate density bonuses to achieve affordability goals, Kimley-Horn reviewed various resources for guidance on establishing the incentives and target income cohorts, as well as examples of policy approaches for flexible density implemented in other jurisdictions across Florida. This research informed Kimley-Horn's pro forma analysis for testing mixed-income development scenarios to estimate the number of additional units that would be required to offset the increase in affordable units. Ranges for density bonuses that would be most likely to attract developer interest in building projects that incorporate affordable units are also provided.

Implementing a density bonus to incentivize affordable housing requires careful consideration to ensure a balance between affordability for new developments and attractiveness for developers utilizing the bonuses. When determining which income levels to target with the density bonus and how to define the project eligibility requirements, Seminole County will need to consider market-specific factors, such as housing market strength and gaps, construction costs, and current zoning codes to define the objective for the policy and identify the most appropriate type of density bonus to achieve the objective.

It has been observed that few projects have moved forward under the County's prior affordable housing density bonus program, and that stronger incentives may be needed if the policies are to be effective at spurring the production of affordable housing. Recent updates to the comprehensive plan require the establishment of calculations for an affordable housing density bonus within the comprehensive plan as follows:

> **Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation (excerpt)**
>
> "A density bonus of up to 20 dwelling units per acre for the provision of housing affordable to low or very low-income households. The ratio of affordable units (by type) to bonus market-rate units shall be specified in the Land Development Code and adjusted no less than every five years based on market analysis."

The quantity of density bonuses are shown below in units per buildable acre (UPA). These bonuses are described within comprehensive plan Policy HSG 3.3 for the provision of units serving low and very low-income households:

Future Land Use District	Base Density	Bonus Density	Density with Bonus
LDR	4 UPA	3 UPA	7 UPA
MDR	10 UPA	2 UPA	12 UPA
HDR	20 UPA	2 UPA	22 UPA

The Seminole County Land Development Code (Sec. 2.3) defines Affordable Housing as follows:

> A dwelling unit occupied by a household of very low, low, or moderate-income, in which housing costs do not exceed thirty (30) percent of the household's gross income for an owner-occupant, and thirty-five (35) percent of gross income for a renter.
>
> - A very low income household earns fifty (50) percent or less of the area's median household income.
> - A low income household earns from fifty (50) to eighty (80) percent of the area's median income.
> - A moderate-income household earns from eighty (80) to one hundred twenty (120) percent of the area's median income.
>
> Housing costs include mortgage principal, interest, taxes, and insurance or, in the case of a renter, gross rent and utilities.

At this time, no changes to the Comprehensive Plan are being proposed. For the purpose of this update, the focus is on the consideration of the ratio of density bonus required to incentivize affordable housing, specifically for MXD. While this analysis is central to the update, additional data points are also provided to give a more complete picture of current housing conditions and to underscore why this matter is essential.

BEST PRACTICE RESEARCH

Income Requirements

Based on local housing gaps and the income cohorts most cost-burdened, specific market segment(s) must be identified to guide developers on the affordability range to be targeted in order to receive a density bonus. Density bonuses are typically created based on the Department of Housing and Urban Development (HUD) estimates for area median income (AMI). Generally, there are five commonly referred to categories for the AMI:

- Extremely Low-Income (30%) - households making thirty percent or less than thirty percent of the AMI

- Very Low-Income (50%) - households making fifty percent or less than fifty percent of the AMI
- Low-Income (60%) - households making sixty percent or less than sixty percent of the AMI
- Moderate-Income (80%) - households making eighty percent or less than eighty percent of the AMI
- Workforce-Income (120%) - households making 120 percent or less than 120 percent of the AMI

The “Workforce-Income” category is also sometimes broken down further or used as a range of income rather than a threshold. For example, Broward County defines workforce-income households as households that make less than 120 percent but more than 100 percent of the AMI, while households making more than 80 percent but less than 100 percent of the AMI are defined as “Moderate Workforce-Income”.

HUD defines a household to be cost-burdened when they spend more than thirty percent of their income on housing costs (e.g. rent or mortgage payments) and severely cost-burdened when they spend more than fifty percent of their income on housing costs. The Florida Housing Finance Corporation issues annual reports outlining income and rent limits based on median income in each county in Florida.

Income limits define the maximum income that a household can make annually to qualify for units deemed “affordable” under the criteria for that AMI category. The income thresholds for Seminole County are listed below based on the number of people living in the household.

Household Income Limits by Household Size, Seminole County, 2025

Source: Florida Housing Finance Corporation

AMI Category	1 Person	2 Person	3 Person	4 Person
30%	$22,140	$25,290	$28,470	$31,620
50%	$36,900	$42,150	$47,450	$52,700
60%	$44,280	$50,580	$56,940	$63,240
80%	$59,040	$67,440	$75,920	$84,320
120%	$88,560	$101,160	$113,880	$126,480

Rent limits are established to determine the thresholds to prevent households from becoming cost-burdened (spending more than 30% of their income on housing costs). The table below overviews the rent limits for Seminole County. These limits correspond to the household income limits established by the number of people in the household that were previously summarized.

Rent Limits by Floorplan Size, Seminole County, 2025

Source: Florida Housing Data Clearinghouse

AMI Category	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
30%	$553	$592	$711	$822	$917
50%	$922	$988	$1,186	$1,370	$1,528
60%	$1,107	$1,185	$1,423	$1,644	$1,834
80%	$1,476	$1,581	$1,898	$2,193	$2,446
120%	$2,214	$2,371	$2,847	$3,289	$3,669

Quick Facts (as of June 2025)

- Rental Housing: The average rent across all unit types and household sizes was $1,720 (CoStar).
- Homeownership: The average sales price in Seminole County was $444,250.

Average mortgage rates are not available as they are highly variable based on individual circumstances. Bankrate.com estimates a typical monthly payment for a sale price of $444,250 (including property taxes and homeowner's insurance) as $2,576 based on current interest rates and a 20% down payment. This exceeds the affordable rent limits listed above for all categories under 120% of average median income. This may underestimate the challenges facing low income buyers who are less likely to have a substantial down payment and may face higher interest rates, resulting in higher monthly payments.

Cost-Burden by Income

The table below provides a snapshot of housing cost burden among households in unincorporated Seminole County, broken down by income level as a share of the Area Median Income (AMI), and grouping them into three categories of housing cost burden: <30% (Not Burdened), 30.1%-50% (Cost Burdened) or >50% (Severely Cost Burdened). The table shows both the number and share of households impacted across income groups, illustrating the depth and concentration of affordability challenges in the county.

All Households, Cost Burden by Income Group, Unincorporated Seminole County, 2023 Estimates
Source: Florida Housing Data Clearinghouse

	HH in Income Group			# HH with Housing Cost Burden				% HH with Housing Cost Burden			
Household (HH) Income	**# HH**	**Share of HH**	**Share of Burdened**	**≤ 30%**	**> 30 - 50%**	**> 50%**	**All >30%**	**≤ 30%**	**>30 - 50%**	**> 50%**	**All >30%**
≤ 30% AMI Extremely Low	5,669	6.5%	**19.6%**	587	450	4,632	**5,082**	10.4%	7.9%	81.7%	**89.6%**
30.01-50% AMI Very Low	7,994	9.1%	**24.5%**	1,646	1,964	4,384	**6,348**	20.6%	24.6%	54.8%	**79.4%**
50.01-80% AMI Low to Moderate	13,029	14.9%	**32.3%**	4,683	6,086	2,260	**8,346**	35.9%	46.7%	17.3%	**64.1%**
80.01-100% AMI Workforce	7,988	9.1%	**11.3%**	5,071	2,568	349	**2,917**	63.5%	32.1%	4.4%	**36.5%**
> 100% AMI Workforce+	52,811	60.4%	**12.3%**	49,635	2,816	360	**3,176**	94.0%	5.3%	0.7%	**6.0%**
Totals	87,491	100%	**100%**	61,622	13,884	11,985	**25,869**	70.4%	15.9%	13.7%	**29.6%**

Key Takeaways

- High burden at lowest incomes: Nearly 90% of extremely low-income households (≤30% of AMI) are cost burdened, with over 80% severely burdened.
- Low-income stress: About 4 in 5 very low-income households (30–50% of AMI) face cost burdens. Among low and moderate-income households (50–80% of AMI), nearly two-thirds (64%) are affected. While these income categories represent only 24% of the population, they represent more than half (56.8%) of cost-burdened households.
- Above-average income households less impacted: Only 6% of households above 100% AMI are cost burdened, showing the problem is concentrated among lower- and moderate-income residents.
- Concentration of burden: Households below 80% of AMI account for more than three-quarters of all cost-burdened households in unincorporated Seminole County.

Owner vs. Renter Households by Income Groups, Unincorporated Seminole County, 2023 Estimates
Source: Florida Housing Data Clearinghouse

Household (HH) Income	**Total HH**	**Owner**	**%**	**Renter**	**%**
≤ 30% AMI	5,669	2,702	47.7%	2,967	52.3%
30.01-50% AMI	7,994	4,312	53.9%	3,682	46.1%
50.01-80% AMI	13,029	7,622	58.5%	5,407	41.5%
80.01-100% AMI	7,988	5,266	65.9%	2,722	34.1%
> 100% AMI	52,811	41,676	78.9%	11,135	21.1%
Grand Total	87,491	61,578	70.4%	25,913	29.6%

The overall analysis demonstrates that nearly one-third of all households in unincorporated Seminole County are cost-burdened. A further breakdown by tenure, comparing owner households and renter households, provides details on the share of households experiencing cost burden and the extent of that burden by tenure.

Owner Households, Cost Burden by Income Group, Unincorporated Seminole County, 2023 Estimates
Source: Florida Housing Data Clearinghouse

	HH in Income Group			# HH with Housing Cost Burden				% HH with Housing Cost Burden			
Household (HH) Income	**# HH**	**Share of HH**	**Share of Burdened**	**≤ 30%**	**>30 - 50%**	**> 50%**	**All >30%**	**≤ 30%**	**>30 - 50%**	**> 50%**	**All >30%**
≤ 30% AMI Extremely Low	2,702	4.4%	17.6%	353	381	1,968	2,349	13.1%	14.1%	72.8%	86.9%
30.01-50% AMI Very Low	4,312	7.0%	22.2%	1,338	1,054	1,920	2,974	31.0%	24.4%	44.5%	69.0%
50.01-80% AMI Low to Moderate	7,622	12.4%	29.1%	3,735	2,757	1,130	3,887	49.0%	36.2%	14.8%	51.0%
80.01-100% AMI Workforce	5,266	8.6%	12.5%	3,589	1,470	207	1,677	68.2%	27.9%	3.9%	31.8%
> 100% AMI Workforce+	41,676	67.7%	18.6%	39,183	2,161	332	2,493	94.0%	5.2%	0.8%	6.0%
Totals	61,578	100%	21.7%	48,198	7,823	5,557	13,380	78.3%	12.7%	9.02%	21.7%

Key Takeaways

- About 22% (13,380 of 61,578) of owners are cost-burdened.
- A high proportion of Seminole County households are owners (70%) with a majority of households owning their home in every income band except extremely low-income (≤30% of AMI).
- The majority of owner households at 80% of AMI or lower are cost-burdened with increased cost burden in lower income bands.
- Only 6% of owner households above the average median income (AMI) are cost-burdened.

Renter Households, Cost Burden by Income Group, Unincorporated Seminole County, 2023 Estimates
Source: Florida Housing Data Clearinghouse

	HH in Income Group			#HH with Housing Cost Burden				% HH with Housing Cost Burden			
Household (HH) Income	**# HH**	**Share of HH**	**Share of Burdened**	**≤ 30%**	**>30 - 50%**	**> 50%**	**All >30%**	**≤ 30%**	**>30 - 50%**	**> 50%**	**All >30%**
≤ 30% AMI Extremely Low	2,967	11.4%	21.9%	234	69	2,664	2,733	7.9%	2.3%	89.8%	92.1%
30.01-50% AMI Very Low	3,682	14.2%	27.0%	308	910	2,464	3,374	8.4%	24.7%	66.9%	91.6%
50.01-80% AMI Low to Moderate	5,407	20.9%	35.7%	948	3,329	1,130	4,459	17.5%	61.6%	20.9%	82.5%
80.01-100% AMI Workforce	2,722	10.5%	9.9%	1,482	1,098	142	1,240	54.4%	40.3%	5.2%	45.6%
> 100% AMI Workforce+	11,135	43.0%	5.5%	10,452	655	28	683	93.9%	5.9%	0.3%	6.1%
Totals	25,913	100%	100%	13,424	6,061	6,428	12,489	51.8%	23.4%	24.8%	48.2%

Key Takeaways

- Nearly 48% (12,489 of 25,913) of renter households are cost-burdened, more than double the share of owners.
- A majority of households under 80% of AMI are cost-burdened, whether they own or rent, but a higher proportion of renters are cost-burdened than owners.
- Only 6% of renter households above 100% AMI are cost-burdened, similar to owners.

Project Eligibility

In addition to identifying the AMI categories to target, the County must also determine how the density bonus will be awarded and implemented. There are a variety of policy approaches that have been utilized, with some jurisdictions adopting specific eligibility requirements for projects seeking to benefit from flexible density. The density bonus incentive can be tailored based on the overarching goals for the policy intervention – where to incentivize development, what type of housing product, and which income cohorts will be served.

"Case by Case" Approach

Broader language within the code outlining density bonuses can allow for a "case-by-case" awarding of density bonuses, where the specifics of the bonus can be tailored to site conditions and feasibility. This approach provides greater control over development decisions for communities, although it comes at the cost of increased staff administration costs and reduced transparency in the development process that can deter potential investment.

Policy Examples

Pinellas County, Florida: Land development code outlines in Section 138-3211 that density bonuses "may be granted in accordance with the comprehensive plan and when it is demonstrated that the

development will be compatible with the surrounding neighborhood in terms of scale and building character".

Saint Lucie County, Florida: Policy 11.1.3.1 (County Incentives) states, "For projects that conform to the TVC Land Development Regulations and, additionally, provide affordable housing, workforce housing, or propose mixed-use development, the County may offer incentives such as, but not limited to, expedited permit review or density bonuses as established by the County Commission.

Standardized Approach

To provide a more defined and uniform approach to project eligibility requirements, more specific language can be used to clearly define the density bonus and factors that can increase or decrease the bonus granted based on specific characteristics of the development. This standardizes the process and reduces the uncertainty for developers. Bonuses can be awarded as simple, blanket increases for all projects which meet eligibility. Alternatively, they can be designed to provide further incentives for developments which meet additional criteria, such as transit proximity if aiming to increase affordable housing options near transit, or a sliding scale based on density, with greater density projects receiving larger bonuses in additional units per acre allowed.

To determine how many units must be developed within the affordability range, a density bonus must be identified. This can be in the form of a single threshold or multiple thresholds may be offered at different affordability levels. Nationally, the percentage of affordable units required typically ranges between 5-35%, with 10-25% being the most common.

An example of a single threshold eligibility requirement could be:

- At least 20% of units within a development must remain affordable to low-income households for a period of 20 years.

An example of using multiple thresholds for eligibility could be:

- At least 20% of units within a development must remain affordable to low-income households **OR** at least 10% of units within a development must remain affordable to very low-income households.

Multiple thresholds can be helpful by providing a "menu" of options that developers can select from based on what is most economical for them. However, having multiple thresholds can lead to higher administrative costs due to increased review time for staff.

Thresholds do not have to be percentage-based; they can be offered on a per-unit basis. In the case of Broward County, multiple thresholds are employed, and the additional total units granted for each affordable unit provided increase on a sliding scale, with greater density allowed for lower-income AMI categories. An example of this is:

- One (1) bonus "market rate" unit per every one (1) "workforce- income" unit
- Three (3) bonus "market rate" units per every one (1) "moderate workforce" unit

- Five (5) bonus “market rate” units per every one (1) “low-income” unit

Policy Examples for Blanket Increases

- *Volusia County:* Policy 5.1.6.2. outlines a flat 10% density increase for all developments which meet very low or low-income affordability requirements.
- *Collier County:* Land Development Code Section 2.06 outlines an increase from four units per acre to sixteen units per acre for developments that include provisions for affordable housing.

As previously mentioned, eligibility for density bonuses can also be tied to other characteristics of development and can be written to include or exclude other types of development based on what is appropriate for the area. This allows for maximum tailoring of the flexibility in density to specifically target the bonuses based on the type of development that is desired to be achieved by the bonus. Examples of these factors include:

- Tenure type – does the density bonus include both rental and for-sale properties?
- Construction type – does the density bonus apply only to new construction, or to redevelopment/rehabilitation as well? Are recognized sustainable building practices incentivized?
- Product type – does the density bonus apply to both single-family and multi-family housing? Is it tied to a specific zoning district or applicable throughout all zoning districts?
- Size limitations – does the density bonus apply to developments of all sizes? Is it capped at a specific number of units or acreage?
- Location – is the project located in a specific area or proximity to public infrastructure that is prioritized for expanding affordable housing options? Is it located in an area where housing development is discouraged, such as environmental protection or airport overlay districts?

Policy Example for Incentive-Based Increases

- *Santa Rosa County:* To incentivize additional workforce housing development, density bonuses scale upwards as the intensity of the zoning district for proposed development increases. This is outlined in the table below. The density bonus is not applicable in the Garcon Point Protection Area, the Bagdad Historic District Overlay, Category 3 Storm Surge Boundaries, and select Rural Areas.

Future Land Use Category	Maximum Dwelling Units Without Density Bonus	Maximum Dwelling Within Workforce Housing Density Bonus	Proposed Zoning District	Housing Uses
*Agriculture	1 unit per acre	3 units per acre	R1 (Single Family Residential)	Single-family Homes
*Single Family Residential	4 units per acre	10 units per acre	R2 (Medium Density Residential)	Single-family Homes, Multi-family Housing
*Medium Density Residential	10 units per acre	18 units per acre	R3 (Medium High Density Residential)	Single-family Homes, Multi-family Housing

- *City of Oviedo*: The City updated their density and intensity bonus for public benefit policy (Section 4.14) in 2024. For projects that meet multiple requirements for density and intensity bonuses, they may receive a combination of the bonuses, without exceeding maximum thresholds set in the Comprehensive Plan. Other public benefits incentivized besides affordable/workforce housing include green buildings, space that contributes to the public realm, preservation of historic structures, among others.

  The requirements and bonuses for affordable and workforce housing development include:

  (a) For each workforce/moderate-income housing unit (80-120% AMI)
  - i. One half (0.5) of a bonus unit
  - ii. Two thousand five hundred (2,500) square feet

  (b) For each low-income housing unit (50-80% AMI)
  - i. Four (4) bonus units
  - ii. Five thousand (5,000) square feet

  (c) For each very low-income housing unit (<50% AMI)
  - i. Six (6) bonus units
  - ii. Five thousand (5,000) square feet

  (d) In select zoning districts (Marketplace, Gateway West Core, Downtown Core, Downtown Transition, and West Mitchell Hammock Corridor), the residential density bonuses described in (a) through (c) are doubled.

Alternative Approaches

In some cases, a density bonus ordinance may give developers the option to pay an “in-lieu” fee to receive the density bonus. The purpose of this fee is to generate revenue which can go directly to affordable housing programs, such as local housing trust funds, community land trusts, and other inclusionary zoning programs.

Establishing Restrictive Covenants

To assure units within a proposed development remain affordable, restrictive covenants should be established as a part of the creation of a density bonus agreement. The most common way to do this is through deed restrictions, which bind development to a set period where units must remain within the affordability limit. This is typically either 20 or 30 years.

SAMPLE PROJECT PROFORMA ANALYSIS

As part of this task, Kimley-Horn used a hypothetical sample project to test the impact of density bonuses on a rental multifamily project in Seminole County. Pro forma inputs like market-rate rent assumptions were derived from the Density Financials memorandum prepared by Kimley-Horn as part of an earlier phase of work supporting the Land Development Code. Base assumptions are described as part of each test case, with the only variable being the targeted income level that the incentives are trying to achieve. It should be noted that the densities required to make the inclusion of affordable units financially viable will vary on a case-by-case basis, which is driving many jurisdictions to review the impacts individually as described above.

Market-Rate Sample Project Base Assumptions

A sample market-rate multifamily project includes the assumptions in the following table. This project is used as the base case for comparison against the three scenarios that include different levels of affordable units. The 300-unit project is assumed to have a unit mix of 40% one-bedroom units, 50% two-bedroom units, and 10% three-bedrooms. In the base assessment, all the units are assumed to be market-rate, resulting in an average monthly rent of $1,950, or $2.12 per square foot.

Market-Rate Project Assumptions, 2025

Source: Kimley-Horn

Unit Type	Units	Mix %	Avg. Sq.Ft.	Avg. Rent	Rent/ Sq.Ft.
1 Bedroom	120	40.0%	725	$1,800	$2.48
2 Bedroom	150	50.0%	1,000	$2,000	$2.00
3 Bedroom	30	10.0%	1,300	$2,300	$1.77
Total/Avg.	300	100.0%	920	$1,950	$2.12

For this planning-level analysis, the costs of operating expenses per unit were held constant across the three sample projects, as well as the assumptions shown to the right. In the market-rate base case, the initial yield is estimated at 7.3%. Initial yield is defined as the net operating income divided by the total

Pro Forma Assumptions

Land Cost:	$80,000/acre
Building Efficiency:	85%
Absorption Pace:	12 units/month
Stabilized Occupancy:	7%
Loan to Cost Ratio:	75%
Construction Loan:	6%
Inflation:	2025 constant $

development cost. A 7% yield is a widely adopted investment performance threshold in the multi-family industry.

Ultimately, the project is assumed to be sold after five years at a capitalization rate of 8.0%. Capitalization rates are the ratio between the annual net operating income produced by an asset and its current market value. Construction costs, which have increased significantly in recent years, are projected based on product type and summarized in the next section.

Based on the outlined pro forma assumptions and a density of 13 units per acre, a 7.3% yield is achieved for the base market-rate scenario at $1,950 per month, or $2.12 per square foot. The total project cost for the test site is estimated at $62.3 million. Based on the proposed yield, unit mix and rents, the stabilized net operating income (NOI) after the first year of construction would be $4.5 million. This equates to an initial yield of 7.30%.

Market-Rate: Financial Summary

Equity Investment	$15,584,591	25.0%
Loan Amount	$46,753,774	75.0%
Total Project Cost	**$62,338,365**	
NOI – Year 1	$4,550,656	
Initial Yield (Overall)	7.30%	

Sample Project #1: 10% Moderate-income (80% AMI)

Under the first sample project, 10% of the units are reserved for residents earning 80% AMI, $59,040 for a single-person household. This would restrict rents on these units to between $1,476 for a studio unit to $2,193 for a three-bedroom. As previously noted, the pro forma analysis focuses on a multifamily rental development. This approach will provide an apples-to-apples comparison of the impact of including affordable units as multifamily revenue and expenditure streams are well-documented. Most assumptions are held constant across each sample project to clearly demonstrate the impact of including the affordable units and the incentive that increased density could provide.

As shown below, the first sample project includes 10% of the units at 80% AMI target rents, spreading the units evenly across all three-bedroom types. This results in a weighted average monthly rent of $1,935, or $2.10 per month. The average monthly rent is 1% lower than the market-rate base case.

Project Assumptions, Sample Project #1 (80% AMI), 2025

Source: Kimley-Horn

Unit Type	Units	Mix %	Avg. Sq.Ft.	Avg. Rent	Rent/ Sq.Ft.
1 Bedroom	108	18.8%	725	$1,800	$2.48
1 Bedroom AFF	12	2.1%	725	$1,581	$2.18
2 Bedroom	135	23.4%	1,000	$2,000	$2.00
2 Bedroom AFF	15	2.6%	1,000	$1,898	$1.90
3 Bedroom	27	4.7%	1,300	$2,300	$1.77
3 Bedroom AFF	3	0.5%	1,300	$2,193	$1.69
Total/Avg.	300	52.1%	920	$1,935	$2.10

With no density incentive, including 10% of units at an AMI of 80% reduces the overall rental points in a way that limits the financial viability of the project. At a density of 13 units per acre, including 10% of the units at 80% AMI results in a lower 6.29% yield. Based on the proposed yield, unit mix and rents, the stabilized net operating income (NOI) after the first year of construction would be $3.9 million. These metrics are not likely enough to attract private investment without incentive.

Sample #1: Financial Summary (No Incentive)		
Density	13 units/acre	
Equity Investment	$15,584,591	25.0%
Loan Amount	$46,753,774	75.0%
Total Project Cost	**$62,338,365**	
NOI – Year 1	$3,919,341	
Initial Yield (Overall)	6.29%	

As shown below, increasing the density allowance to 18 units/acre provides enough units to offset the inclusion the 10% affordable units at 80% AMI. Densities below this threshold maintain a challenge for private investment to be financially viable based on current metrics, which inlclude elevated interest rates and above historical average construction costs.

Sample #1: Financial Summary (Density Incentive)		
Density	18 units/acre	
Equity Investment	$20,461,020	25.0%
Loan Amount	$61,383,060	75.0%
Total Project Cost	**$81,844,080**	
NOI – Year 1	$6,003,093	
Initial Yield (Overall)	7.33%	

Sample Project #2: 10% Low-income (50% AMI)

The second sample project focuses on including 10% of the units at a lower 50% AMI. A single-person household at 50% AMI earns $36,900 per year based on regional standards. This would restrict rents on these units to between $922 for a studio unit to $1,370 for a three-bedroom.

As shown below, the first sample project includes 10% of the units at 50% AMI target rents, spreading the units evenly across all three-bedroom types. This results in a weighted average monthly rent of $1,868, or $2.03 per month.

Project Assumptions, Sample Project #2 (50% AMI), 2025

Source: Kimley-Horn

Unit Type	Units	Mix %	Avg. Sq.Ft.	Avg. Rent	Rent/ Sq.Ft.
1 Bedroom	108	36.0%	725	$1,800	$2.48
1 Bedroom AFF	12	4.0%	725	$988	$1.36
2 Bedroom	135	45.0%	1,000	$2,000	$2.00
2 Bedroom AFF	15	5.0%	1,000	$1,186	$1.19
3 Bedroom	27	9.0%	1,300	$2,300	$1.77
3 Bedroom AFF	3	1.0%	1,300	$1,370	$1.05
Total/Avg.	300	100.0%	920	$1,868	$2.03

With no density incentive, including 10% of units at an AMI of 50% reduces the overall rental points in a way that limits the financial viability of the project. At a density of 13 units per acre, including 10% of the units at 50% AMI results in a lower 5.89% yield. Based on the proposed yield, unit mix and rents, the stabilized net operating income (NOI) after the first year of construction would be $3.9 million. These metrics are not likely enough to attract private investment without incentive.

Sample #2: Financial Summary (No Incentive)

Density	13 units/acre	
Equity Investment	$15,584,591	25.0%
Loan Amount	$46,753,774	75.0%
Total Project Cost	**$62,338,365**	
NOI – Year 1	$3,919,341	
Initial Yield (Overall)	5.89%	

As shown below, increasing the density allowance to 27 units/acre provides enough units to offset the inclusion the 10% affordable units. Densities below this threshold maintain a challenge for private investment to be financially viable based on current metrics.

Sample #2: Financial Summary (Density Incentive)

Density	27 units/acre	
Equity Investment	$28,994,770	25.0%
Loan Amount	$86,984,331	75.0%
Total Project Cost	**$115,979,081**	
NOI – Year 1	$8,349,911	
Initial Yield (Overall)	7.21%	

Sample Project #3: 10% Very-low-income (30% AMI)

The third sample project focuses on including 10% of the units at 30% AMI. A single-person household at 60% AMI earns $22,140 per year based on regional standards. This would restrict rents on these units to between $533 for a studio unit to $822 for a three-bedroom.

As shown below, the first sample project includes 10% of the units at 30% AMI target rents, spreading the units evenly across all three-bedroom types. This results in a weighted average monthly rent of $1,823, or $1.98 per month.

Project Assumptions, Sample Project #3 (30% AMI), 2025

Source: Kimley-Horn

Unit Type	Units	Mix %	Avg. Sq.Ft.	Avg. Rent	Rent/ Sq.Ft.
1 Bedroom	108	36.0%	725	$1,800	$2.48
1 Bedroom AFF	12	4.0%	725	$592	$0.82
2 Bedroom	135	45.0%	1,000	$2,000	$2.00
2 Bedroom AFF	15	5.0%	1,000	$711	$0.71
3 Bedroom	27	9.0%	1,300	$2,300	$1.77
3 Bedroom AFF	3	1.0%	1,300	$917	$0.71
Total/Avg.	300	100.0%	920	$1,823	$1.98

With no density incentive, including 10% of units at an AMI of 30% reduces the overall rental points in a way that limits the financial viability of the project. At a density of 13 units per acre, including 10% of the units at 30% AMI results in a lower 5.18% yield. Based on the proposed yield, unit mix and rents, the stabilized net operating income (NOI) after the first year of construction would be $3.9 million. These metrics are not likely enough to attract private investment without incentive.

Sample #3: Financial Summary (No Incentive)

Density	13 units/acre	
Equity Investment	$15,584,591	25.0%
Loan Amount	$46,753,774	75.0%
Total Project Cost	**$62,338,365**	
NOI – Year 1	$3,919,341	
Initial Yield (Overall)	5.18%	

As shown below, increasing the density allowance to 30 units/acre provides enough units to offset the inclusion the 10% affordable units. Densities below this threshold maintain a challenge for private investment to be financially viable based on current metrics.

Sample #3: Financial Summary (Density Incentive)

Density	30 units/acre	
Equity Investment	$35,090,306	25.0%
Loan Amount	$105,270,919	75.0%
Total Project Cost	**$140,361,225**	
NOI – Year 1	$9,661,836	
Initial Yield (Overall)	7.13%	

Sample Project Density Bonus Summary

The following table summarizes the findings of the sample test cases on a rental multifamily property. These findings provide guidance on the general level of incentives that would be needed to increase project densities enough to support attainable housing goals. These findings are specific to rental multi-family housing as a way to make an apples-to-apples comparison across a variety of affordability assumptions. More specific analyses of product types and zoning densities should regularly be assessed to confirm relevance and feasibility as market conditions change.

Summary of Pro Forma Testing Results for Density Incentives, 2025

Source: Kimley-Horn

Test Scenario	Share Market Rate	Share 80% AMI	Share 50% AMI	Share 30% AMI	Assumed Units	Assumed Density	Yield	Feasible?
Base	100%	0%	0%	0%	300	13 DUA	7.30%	Y
Sample 1 (No Incentive)	90%	10%	0%	0%	300	13 DUA	6.29%	N
Sample 1 (Incentive)	90%	10%	0%	0%	400	18 DUA	7.33%	Y
Sample 2 (No Incentive)	90%	0%	10%	0%	300	13 DUA	6.01%	N
Sample 2 (Incentive)	90%	0%	10%	0%	620	27 DUA	7.21%	Y
Sample 3 (No Incentive)	90%	0%	0%	10%	300	13 DUA	5.18%	N
Sample 3 (Incentive)	90%	0%	0%	10%	700	30 DUA	7.13%	Y

RECOMMENDATIONS

The primary purpose of this effort is to establish the density bonus for the provision of affordable housing in the MXD future land use as required by recent updates to Policy FLU 4.2.2.

The Land Development Code currently includes Sec. 30.9.7: Alternative Density Option for Affordable Housing, abbreviated (ADO). It is recommended that the MXD bonus material be added to this section of the Code, which also includes standards for approval of ADO projects and requires the preparation of an affordability agreement.

Recommended Ratios for Affordable Housing in MXD

Ratios of affordable housing to bonus units were calculated based on the Pro Forma Testing Results as follows:

-	Total Units	Bonus Units	Market Rate Units	Affordable Units	Bonus Units per Affordable Unit
Market Rate	300	0	300	0	n/a
10% of Units at:	-	-	-	-	-
Low Income: 80% AMI	400	100	360	40	2.5
Very Low Income: 50% AMI	620	320	558	62	5.2
30% AMI	700	400	630	70	5.7

Because the affordable units are included in the bonus units, a ratio of 2 would mean that one bonus market-rate unit is created for each bonus affordable unit. Higher ratios indicate that more than one bonus market rate unit is created for every affordable unit. The ratios in the table above labeled “Bonus Units per Affordable Unit (Calculated)” estimates the minimum ratio required for the provision of affordable units by the private market without direct financial subsidies based on the Pro Forma Testing Results.

The “Bonus units per affordable rental unit” in the table below are based on the calculated ratios from the “Pro Forma Testing Results” rounded up to the nearest 0.5 units for ease of implementation. In order to provide additional incentives for the provision of ownership units, an enhanced bonus is recommended for ownership units.

As a result of this analysis, the following ratios are recommended for MXD.

Unit Type	Bonus units per affordable rental unit	Bonus units per affordable ownership unit	Maximum Total Bonus
Low-income (<80%)	2.5	4	20 DU/acre
Very-low-income (<50%)	5.5	7	

The base density for MXD varies depending on factors described in the comprehensive plan and ranges from 30 units per acre to 60 units per acre. This method could result in the following distribution of affordable units in MXD:

Bonus Density: 20 Units per Acre	Bonus units per affordable unit	Affordable units as a % of bonus	Approx. affordable units as % of project
Density with Bonus: 50 UPA	-	-	-
Low-income Rental	2.5	40%	16.0%
Low-income Ownership	4	25%	10.0%
Very-low-income Rental	5.5	18%	7.3%
Very-low-income Ownership	7	14%	5.7%
Density with Bonus: 80 UPA	-	-	-
Low-income Rental	2.5	40%	10.0%
Low-income Ownership	4	25%	6.3%
Very-low-income Rental	5.5	18%	4.5%
Very-low-income Ownership	7	14%	3.6%

Increasing the incentive ratio for an outcome, such as very low-income units or ownership units, increases the likelihood of provision of such units but decreases the number of units provided as a percentage of any given project. This could still increase the number of affordable units created in any given category in comparison to an incentive that theoretically produces a higher percentage of units per project, but results in fewer projects creating units of the desired type.

Comparison of Calculation Methods

Ratios of affordable housing to bonus units can be expressed as a multiplier ratio, e.g., 2.5 bonus units per affordable unit. They can also be expressed as a percentage. If 2.5 bonus units are provided per affordable unit, then 40% of the bonus units are affordable. The benefit of using a ratio rather than a percentage is that it is easier to mix unit types if applicants are expected to mix low-income and very low-income units. Applicants could also mix rental and ownership units, though this is less likely in practice. The use of a percentage may be easier for applicants to interpret or may be appropriate where there are no separate ratios for low-income and very low-income units.

If the percentage approach is selected in some or all cases, the use of a percentage of bonus units, rather than a percentage of the total project, ensures that the number of required affordable units does not exceed the number of bonus units.

Methodology Applied to LDR, MDR, and HDR

While the focus of this effort is MXD, the ADO currently addresses affordable housing within LDR, MDR, and HDR. This section applies to properties assigned the R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2, R-3, R-3A, and R-4 zoning classifications.

The comprehensive plan establishes maximum bonus densities for LDR, MDR, and HDR as shown below. The percentages of the bonus are calculated. MXD is also shown for comparison.

Future Land Use District	Base Density	Density with Bonus	Bonus as % of base density	Bonus as % of max. density
LDR	4 UPA	7 UPA	75%	43%
MDR	10 UPA	12 UPA	20%	17%
HDR	20 UPA	22 UPA	10%	9%
MXD (opt. 1)	30 UPA	50 UPA	67%	40%
MXD (opt. 2)	60 UPA	80 UPA	33%	25%

The ADO establishes density bonuses as shown in the table below based on affordable units as a percentage of the total project. These bonuses correspond to the available bonus range for LDR. The effective ratio of affordable to bonus units has been calculated to provide a basis of comparison with the recommendations for MXD. For the calculation, it is assumed that an applicant will select the minimum required affordable units:

Percentage of Low-income or Very-low-income Housing Units (minimum)	Maximum Dwelling Units (DUS) Per Buildable Acre	Ratio of Bonus Units to Affordable Units (Calculated)
10 to 15 percent	5 DUS/acre	2
15 to 20 percent	6 DUS/acre	2.2
20 to 30 percent	7 DUS/acre	2.1

The incentives in the current code may be too low to incentivize the creation of affordable units as the ratio in each case is less than 2.5, which was the ratio established for low income units in the Pro Forma Analysis. This conclusion is supported by the lack of applicants seeking to use this incentive bonus. This category has the highest likelihood of creating ownership units, which the Board of County Commissioners indicated as desirable, and which would support providing a higher bonus.

While the ADO appears includes zoning districts that corresponds to MDR and HDR, the standards for development flexibility and the calculations do not appear to address MDR and HDR. If a 10% requirement for affordable housing units were applied to the HDR bonus (currently the minimum for LDR), this would result in a negative ratio of 0.9, meaning that an applicant would lose 1 market rate unit for every 11 affordable units created.

If the ratios developed for MXD were applied to LDR, MDR, and HDR, the following would apply:

-	Bonus units per affordable unit	Affordable units as a % of bonus	Approx. affordable units as % of project
LDR: 7 UPA (3 UPA Bonus)	-	-	-
Low-income Rental	2.5	40%	17.1%
Low-income Ownership	4	25%	10.7%
Very Low-income Rental	5.5	18%	7.8%
Very Low-income Ownership	7	14%	6.1%
MDR: 12 UPA (2 UPA Bonus)	-	-	-
Low-income Rental	2.5	40%	6.7%
Low-income Ownership	4	25%	4.2%
Very Low-income Rental	5.5	18%	3.0%
Very Low-income Ownership	7	14%	2.4%
HDR: 22 UPA (2 UPA bonus)	-	-	-
Low-income Rental	2.5	40%	3.6%
Low-income Ownership	4	25%	2.3%
Very Low-income Rental	5.5	18%	1.7%
Very Low-income Ownership	7	14%	1.3%

Recommended Bonuses for LDR, MDR, and HDR

As a result of the analysis above, the bonuses shown below are recommended for LDR, MDR, and HDR.

The same ratios are proposed for LDR as for MXD. Because the proportion of the bonus to base density (67% for MXD low, 75% for LDR) is in a similar range, the resulting yield of affordable units as a percentage of the project is similar. This results in a base bonus slightly higher than the existing bonus, with stronger incentives for ownership units and units serving very low-income households.

Because the ratios proposed for MXD would result in projects with less than 5% affordable units for all projects in HDR and most categories in MDR, as constrained by the maximum bonuses in the comprehensive plan, a lower ratio is proposed, and no additional categories are proposed for very-low-income units. This lower ratio could decrease the desirability of this incentive for applicants; however, the value of projects with well under 5% affordable units may not be worth the management burden of reviewing and monitoring. During a future comprehensive plan update, it may be advised to consider higher bonus densities in these categories if there is a desire for the provision of more affordable units as a percentage of total project units.

	Bonus units per affordable unit	Affordable units as a % of bonus units	Estimated affordable units as a percentage of project (informational only)
LDR: 7 UPA (3 UPA Bonus)			
Low-income Rental	2.5	40%	17.1%
Low-income Ownership	4	25%	10.7%
Very Low-income Rental	5.5	18%	7.8%
Very Low-income Ownership	7	14%	6.1%
MDR: 12 UPA (2 UPA Bonus)			
Low-income Rental	2	50%	8.3%
Low-income Ownership	3	33%	5.6%
HDR: 22 UPA (2 UPA bonus)			
Low-income	2	50%	4.5%

LDR Alternative Option:

If there is a desire to maintain the percentage of the project as the basis of the bonus density for LDR, the below percentages would result in a bonus to affordable unit ratio of 2.9-3.0, meaning approximately 33-35% of bonus units would be affordable. If desires, the existing percentages (ratio 2.0-2.2) could be maintained for rental units, and a new ratio could be applied only to ownership units.

Percentage of Low-income or Very-low-income Housing Units (minimum)	Maximum Dwelling Units (DUS) Per Buildable Acre
7 percent	5 DUS/acre
12 percent	6 DUS/acre
15 percent	7 DUS/acre

Design and Dimensional Standards

The ADO section currently lists specific zoning districts: R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2,R-3, R-3A, and R-4. The list does not include R-AH (Affordable Housing). It also does not include MM (Missing Middle) or MUCD (Mixed Use Corridor District), which are more recently created special zones. It is recommended that the ADO be available for all zones where residential is permitted and not limited to a specific list of zones.

The ADO currently provides specific variations from dimensional standards and other development standards specific to affordable housing projects. These variations are applicable primarily to single-family development and, in some cases, include standards that are more restrictive than more recently updated standards for market-rate housing. Seminole County is currently considering a set of alternative standards for LDR that could provide flexibility for both market-rate and ADO projects. It is recommended that the dimensional and site design standards be removed from this section, as they are adequately addressed by other existing or pending zones and standards.

RESOURCES

Florida Housing Coalition
https://www.flhousing.org/wp-content/uploads/2012/03/AHAC-Guidebook-2017.pdf

Local Housing Solutions
https://localhousingsolutions.org/housing-policy-library/density-bonuses/

Inclusionary Housing
https://inclusionaryhousing.org/designing-a-policy/land-dedication-incentives/density-bonus/

University of Wisconsin-Stevens Point
https://www.uwsp.edu/wp-content/uploads/2024/04/densitybonus.pdf

American Planning Association (APA)
https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-556.pdf

POLICY EXAMPLES

Broward County
https://www.broward.org/PlanningCouncil/Documents/AdministrativeRules/adrulart8.pdf

Collier County
https://library.municode.com/fl/collier_county/codes/land_development_code?nodeId=CH2ZODIUS_2.06.00AFHODEBO

Hillsborough County
https://www.benesch.com/wp-content/uploads/2024/07/benesch-hillsborough-county-florida-affordable-housing-density-bonus-study.pdf

Indian River County
https://library.municode.com/fl/indian_river_county/codes/code_of_ordinances?nodeId=COORCOINRIFL_TITIXLADERE_CH911ZO_S911.14PLDEDI

Orange County
https://www.orangecountyfl.net/Portals/0/Library/Development-Planning/docs/Vision2050/Chapter%202%20-%20Draft%202022-07-20.pdf

Pasco County
https://cms1files.revize.com/pasco/Documents/Services/Community%20Development/Programs/2021%20Affordable%20Housing%20Advisory%20Committee%20Report%20to%20the%20Board%20of%20County%20Commissioners%20(AHAC).pdf

Pinellas County
https://pinellas.gov/affordable-housing-incentives/

Polk County
https://www.polk-county.net/wp-content/uploads/2023/07/annual-polk-affordable-housing-incentives-implementation-report-nov-16-2021.pdf

Saint Lucie County
https://documents.stlucieco.gov/WebLink/PDF10/5e23b219-4fe9-4d4a-bd43-96a61f8c017a/3162850

Santa Rosa County
https://www.santarosa.fl.gov/DocumentCenter/View/561/Density-Bonus-Information-PDF

Volusia County
https://www.volusia.org/core/fileparse.php/6521/urlt/Ordinance_2023_Affordable_Housing_AHAC.pdf

City of Oviedo
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.lowndes-law.com/assets/htmldocuments/Ord1752%20Ex1%20LDC%20Final%20Draft.pdf

City of Orlando
https://library.municode.com/fl/orlando/codes/code_of_ordinances/396378?nodeId=TITIICICO_CH58ZODIUS_PT6DEINBO

City of Okeechobee
https://www.cityofokeechobee.com/images/uploads/pages/cc-agenda-07-06-21-ex-1.pdf

City of Tallahassee
https://www.talgov.com/Uploads/Public/Documents/growth/afford_ord.pdf

Topic: Land Development Code Amendment

In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.

Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)

- Summary of proposed ordinance or resolution.

- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

The proposed amendments to the LDC include updates in the following categories:
- Housing needs
- Application & variance trends
- Updates required by the Comprehensive Plan
- Streamlining of processes
- General updates to references and clarification
- Compliance with state regulations

Question 1: **Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)**

- ☐ Yes.
- ☑ No.

Question 2: **This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):**

- ☑ Required for compliance with Federal or State law or regulation;
- ☐ Relates to the issuance or refinancing of debt;
- ☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;
- ☐ Is an emergency ordinance;
- ☐ Relates to procurement; or
- ☐ Is being enacted to implement the following:
    a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
    c. Sections 190.005 and 190.046, F.S., regarding community development districts;
    d. Section 553.73, F.S. relating to the Florida Building Code; or
    e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.

Question 3: **What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)**
There are no expected direct or indirect economic impacts to property owners or taxpayers due to implementing this ordinance. The proposed ordinance may decrease quantity of applications submitted to the County, such as variance, special exception, and building permit applications. Although less application fees may be generated, it is expected to be a nominal amount. The cost of staff time saved in reviewing and processing these applications may exceed the cost of the application fees.
Question 4**: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):** ○ **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.** ○ **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.** **An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**
Does not apply.
Question 5: **Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):**
Does not apply.

2025 LDC Updates
BCC Workshop #1

February 25, 2025
Prepared by
Kimley»Horn

Next steps of
Envision Seminole 2045

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Background

Envision Seminole 2045

- Adopted in January 2024:
  - Significant reorganization of Zoning Chapter.
  - Targeted content updates to portions of LDC.
- New minor updates planned for 2025 based on:
  - Envision Seminole Comprehensive Plan Update.
  - Community identified issues raised late in the prior process.
  - Additional new items identified by staff or the board as needed.

2025 LDC Update Anticipated Timeline

Envision Seminole 2045

February 2025	1st BCC Work Session
Spring 2025	2nd BCC Work Session and Follow Up
Summer 2025	Code Drafting
Fall 2025	LPA / BCC Hearings

Kimley»Horn

Presentation Overview

Envision Seminole 2045

- Fence Permitting Requirements
- I-4 Signage Updates
- General Sign Code Updates
- PD Approval Process Review
- Centers and Corridors Overlay

Future topics

Envision Seminole 2045

- Establish Ratios for Affordable Housing Density Bonus
- Revisions to Open Space and Buffers Standards
- Revisions to Permitted Zoning Districts and Standards in LDR
- Revisions to Standards for Walls and Fences for Commercial Properties and Subdivisions
- Small Lot Mixed-Use Zoning District

Future topics (continued)

Envision Seminole 2045

- Conventional Rezoning Criteria
- Developer Commitment Agreement Process/Procedure
- Review of Overlay sign standards and consistency with sign code with standard language terminology
- Method of measuring distances to schools and churches from alcoholic beverage establishments
- Consider tracking of ADU ownership

Future topics (continued)

- Consider adding maximum Impervious Surface Ratio (ISR) for residential properties
- Design standards and allowable zoning districts for self - storage facilities
- Review and consider changes to RP zoning site plan requirements and permitted uses

Fence Permits

Next steps of
Envision Seminole 2045

Existing Requirements for Fencing

Envision Seminole 2045

- A permit is required for all fences and repairs
- Maximum height of 6.5 feet for side and rear yards for residential
  - 4 feet in front yards and side streets

Other Examples for Fencing Requirements

Envision Seminole 2045

- Orlando / Pinellas County / Hillsborough County
  - Permit not required if 6 ft or under and made of material other than masonry/block
- Longwood
  - Permit not required if made from material other than masonry/brick
- Walton County / Palm Bay
  - Permit not required for any fencing
- Bradford County / Polk County
  - Permit not required under 8 ft tall
- Orange County / Volusia County / Lake County
  - Residential fence permit required

Code Additions for Fence Permits

Envision Seminole 2045

- Permit would no longer be required if:
  - Single or two-family residential property
  - Adhere to all requirements of the LDC
  - Made of wood, vinyl/PVC
- Permit would be required for:
  - Corner lots (sight distance), lakeside/wetlands, in an easement, or other special situations
- Reduce standard side/rear fence height to 6 feet
  - To align with building permit threshold

Benefits and Challenges

Envision Seminole 2045

Benefits

- Reduction in time and cost to residential property owners.
- Savings to the County from reduced staff time devoted to fence permitting.
- Elimination of code enforcement for lack of permit when otherwise in compliance.

Challenges

- Potential for increased code violations and enforcement actions.

I-4 Signage Updates

Next steps of
Envision Seminole 2045

I-4 Corridor Signage Issues

Envision Seminole 2045

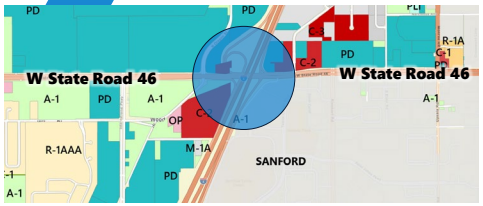
- Current code does not allow for tall pole signs: 15’ max.
- Taller signs exist near some I-4 interchanges due to grandfathering or variances.
- Variances are commonly granted near I-4.

I-4 Corridor Signage Issues

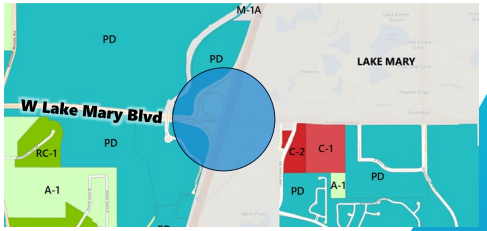
Envision Seminole 2045

Recommended process:

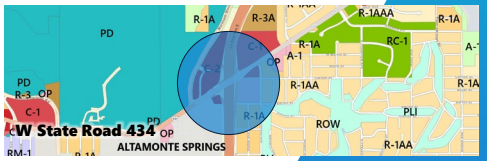
- Review intersection parcels within ¼ mile of specific interchanges
- Develop location specific language for future taller signs
- 40’ maximum height to top of sign



W State Road 46 Interchange



W Lake Mary Blvd Interchange



W State Road 434 Interchange

Kimley»Horn

I-4 Corridor Signage Overlay

Envision Seminole 2045

- Benefits:
  - Reduction in variance requests and associated staff and board time.
  - More consistent and predictable outcomes for applicants.

Sign Code Updates

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Seminole
2045

Sign Code Updates

Envision Seminole 2045

- Add a new category of building signs to address pedestrian-oriented signage similar to Oxford Overlay
- Revised “point-of-sale” signs to address all commercial sign types in a general section
- Remove contradictions on allowed sign types: ex. prohibition of freestanding signs vs. permitted ground/pole signs
- Consider changing the terminology for “Outdoor Advertising Signs” to more commonly use term: “Billboards”

PD Approval Process

Next steps of
Envision Seminole 2045

PD Updates

Envision Seminole 2045

- 2024 updates:
  - PD ~~may~~ must have two or more from list of benefits.
  - Must meet or exceed arbor, minimize transportation impact.
  - Application requires a justification narrative including why benefits can't be achieved under existing code.
  - Residential:
    - Lots less than 45 feet must be rear-loaded.
    - Requires common usable open space, amenitization of stormwater ponds, and street trees.

Potential Changes to PDs

Envision Seminole 2045

- Recommendations:
  - Prohibit waivers to buffer requirements beyond flexibility already in the code
  - Cannot be used to avoid overlay standards, but may be used to enhance/exceed intent.
  - Add native plants, pollinator plantings, and/or wildlife corridors as “greater benefit” options

Potential Changes to PDs

Envision Seminole 2045

- Should there be additional updates to the PD process / ordinance?
- Context: Next work session will discuss updates to permitted zones and zone standards in LDR (low density residential) future land use to encourage more diverse residential development in the conventional process and reduce PD requests.

Core Overlay
(Urban Centers & Corridors)

Next steps of
Envision Seminole 2045

Urban Core Overlay

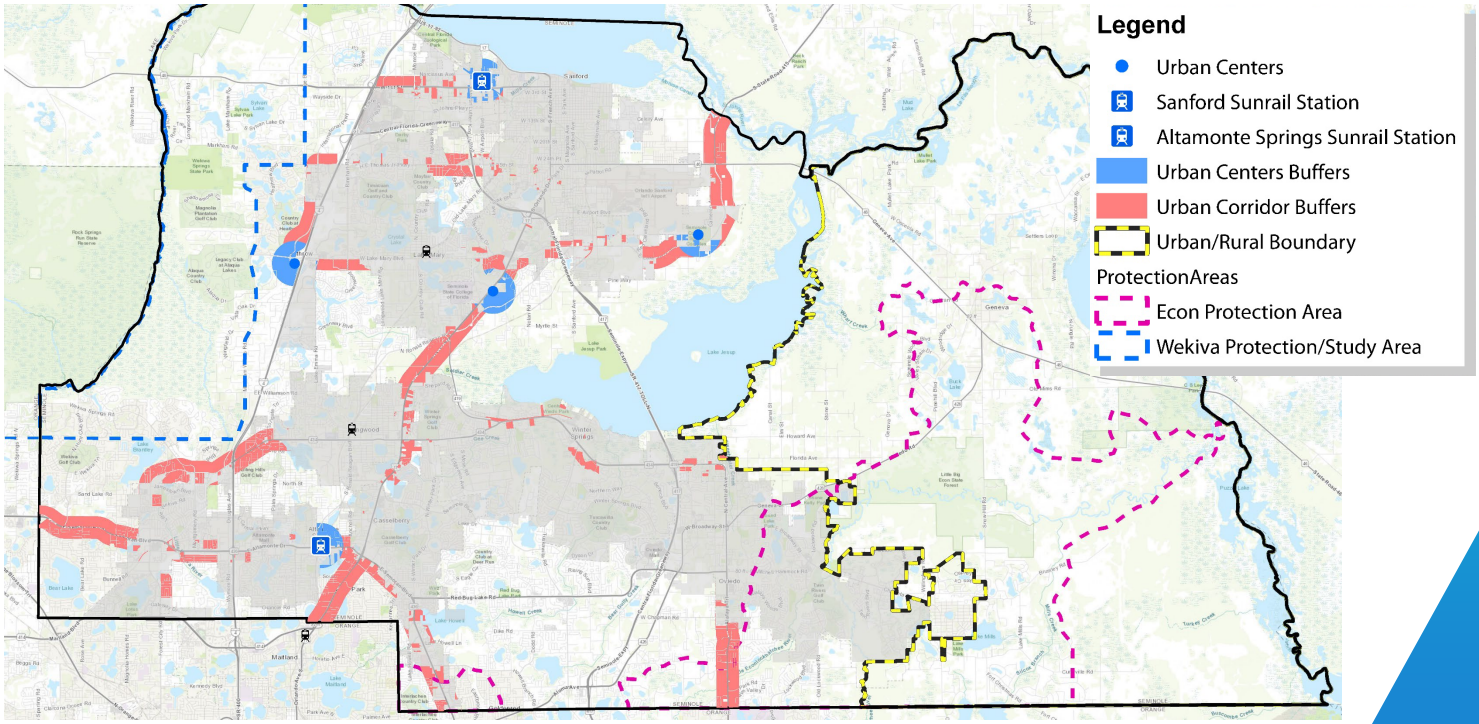
Envision Seminole 2045

Policy FLU 4.2.3(C) Table 1 Notes

1. The Land Development Code shall incorporate a map describing the Core Area Overlay which shall include at a minimum the Urban Corridors and Centers within the Core Mobility Fee Area.
2. All portions of the Urban Centers and Corridors not within the Core Overlay area shall be the Remainder Area.

Urban Center and Corridors Overlay (~2012 - current)

Envision Seminole 2045



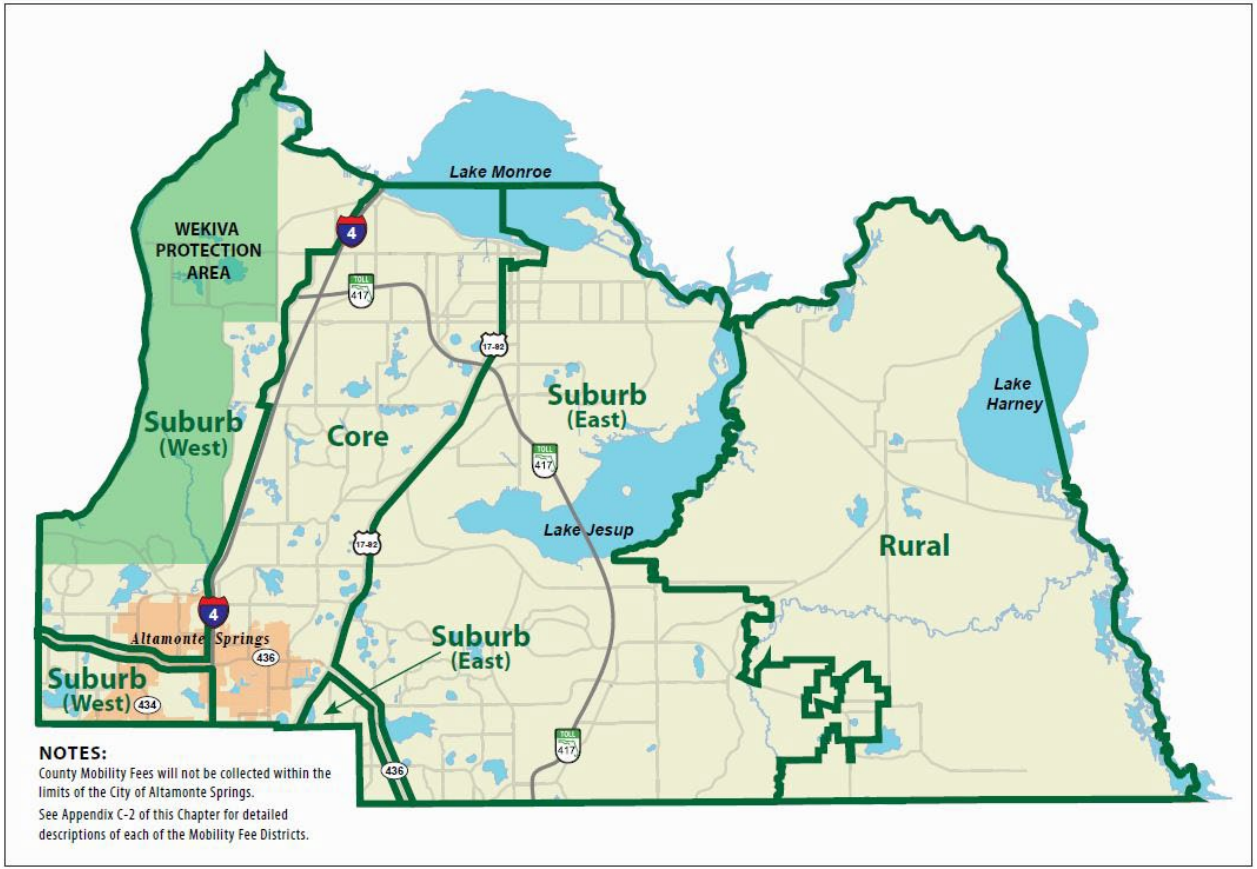
Policy FLU 4.2.3:
Urban Centers and Corridors

- Purpose: Encourage redevelopment into a more compact, walkable land development pattern.
- Properties within Centers and Corridors can access increased densities and intensities.
- Per existing policy, if any portion of a site is included, full site is included.

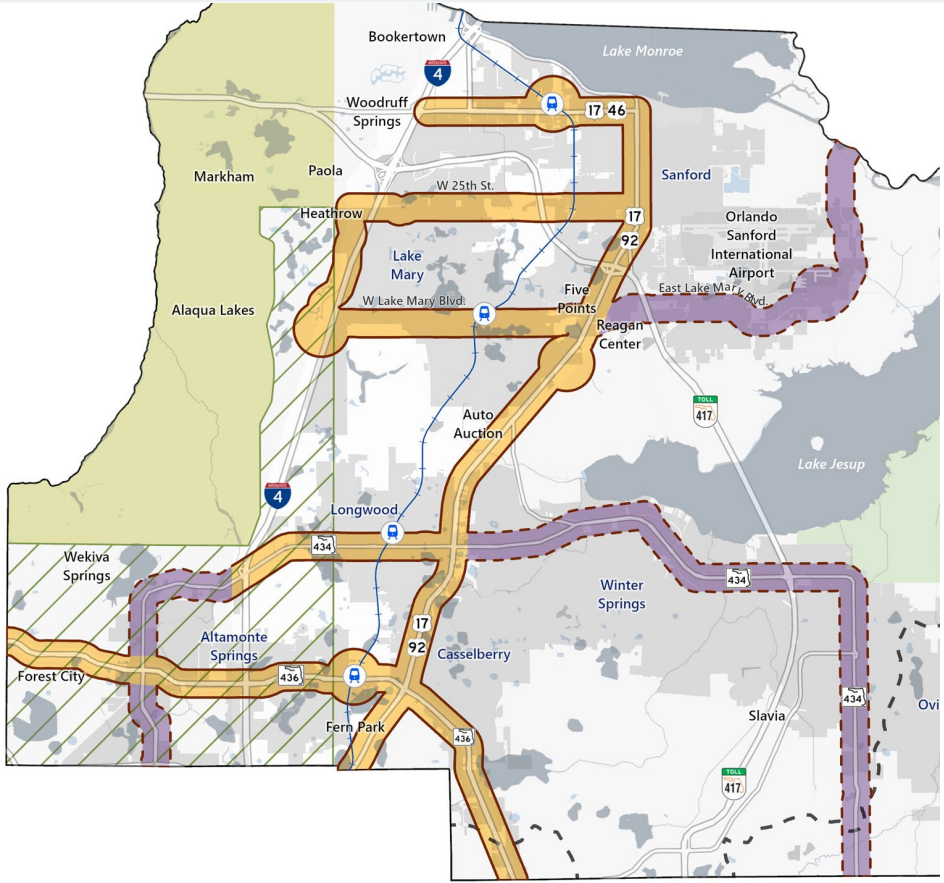


Kimley»Horn

General Location of Mobility Fee District Boundaries



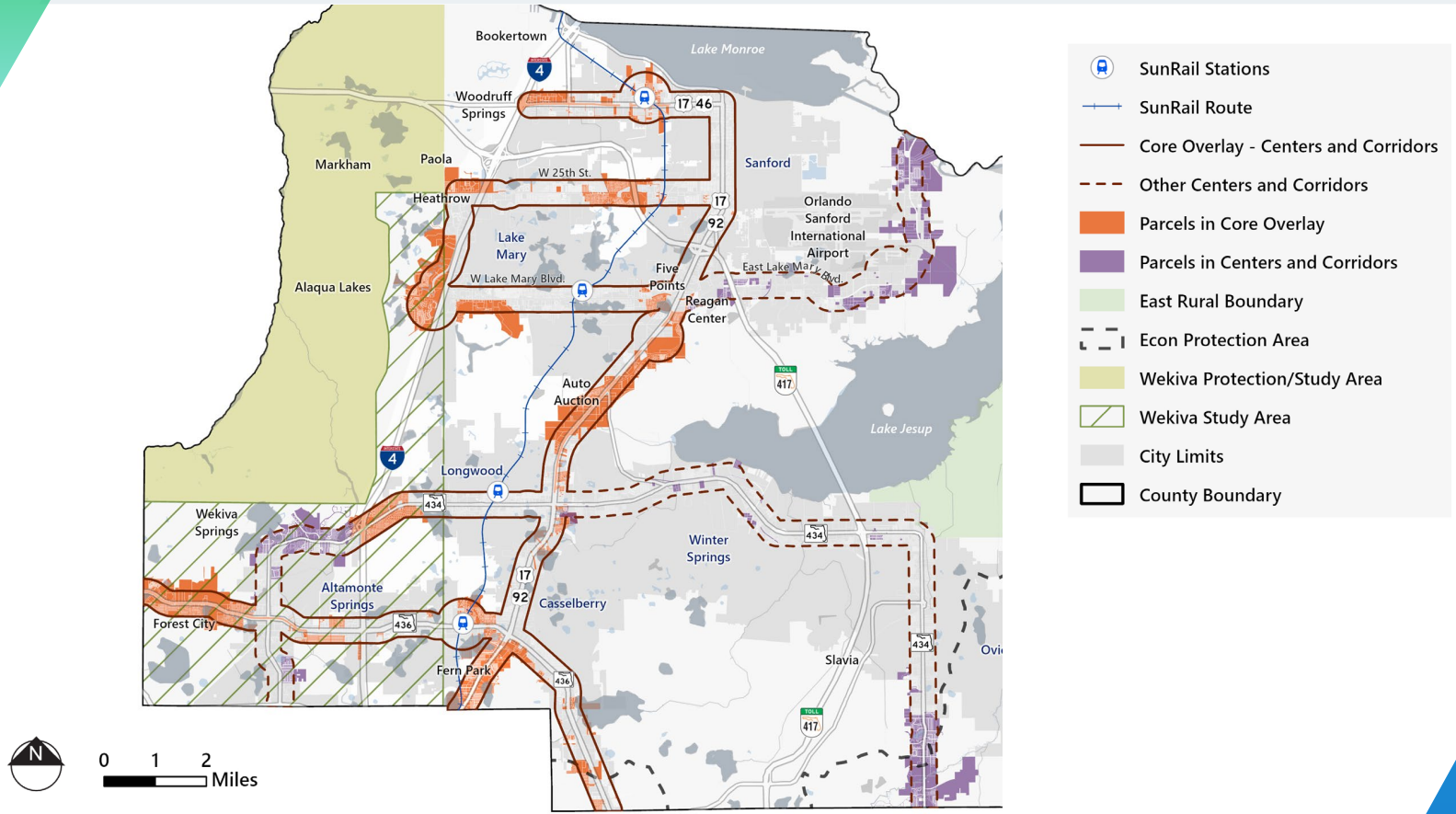
DRAFT Core Overlay Map



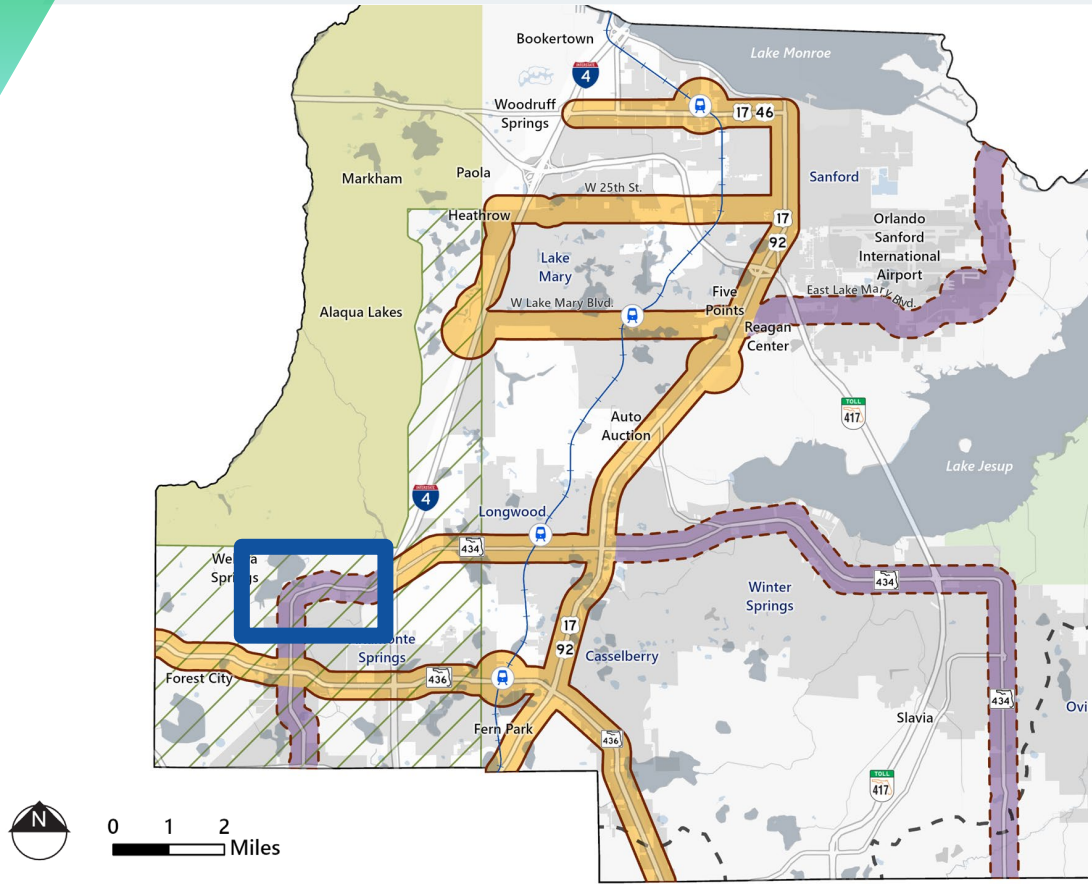
- SunRail Stations
- SunRail Route
- Core Overlay - Centers and Corrdiors
- Other Centers and Corridors
- East Rural Boundary
- Econ Protection Area
- Wekiva Protection/Study Area
- Wekiva Study Area
- City Limits
- County Boundary

"Core Area Overlay which shall include at a minimum the Urban Corridors and Centers within the Core Mobility Fee Area."

DRAFT Core Overlay Map with Parcels



DRAFT Core Overlay Map – Additions?



- SunRail Stations
- SunRail Route
- Core Overlay - Centers and Corrdiors
- Other Centers and Corridors
- East Rural Boundary
- Econ Protection Area
- Wekiva Protection/Study Area
- Wekiva Study Area
- City Limits
- County Boundary

"Core Area Overlay which shall include at a minimum the Urban Corridors and Centers within the Core Mobility Fee Area."

Centers and Corridors Implementation

- For mixed-use projects, a rezoning to MUCD is typically required to access overlay bonuses



- Some “Missing Middle” (residential with possible live/work) projects are able to proceed under existing zoning.



Compatibility Policy Implementation

Envision Seminole 2045

Policy FLU 4.1.2 (A) (7) *Ensuring compatibility with adjacent, surrounding, and less intensive abutting land uses…*

- Height transitions currently required in MUCD
  - Max. 3 stories within 100 feet of existing single-family lots
- Mixed use and higher density residential developments are subject to current buffering requirements (except between MUCD)
- Consider additional compatibility standards for MUCD and single-lot MM as part of LDC updates per compatibility policy

2025 LDC Update Anticipated Timeline

Envision Seminole 2045

February 2025	1st BCC Work Session
Spring 2025	2nd BCC Work Session and Follow Up
Summer 2025	Code Drafting
Fall 2025	LPA / BCC Hearings

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Presentation Summary

Envision Seminole 2045

- Fence Permitting Requirements
- I-4 Signage Updates
- General Sign Code Updates
- PD Approval Process Review
- Centers and Corridors Overlay

Questions and Feedback

Next steps of
Envision Seminole 2045

2025 LDC Updates
BCC Workshop #2

May 2025
Prepared by
Kimley»Horn

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Next steps of
Envision Seminole 2045

Background

- Adopted in January 2024:
  - Significant reorganization of Zoning Chapter.
  - Targeted content updates to portions of LDC.
- New minor updates planned for 2025 based on:
  - Envision Seminole Comprehensive Plan Update.
  - Community identified issues raised late in the prior process.
  - Additional new items identified by staff or the board as needed.

2025 LDC Update Anticipated Timeline

Envision Seminole 2045

February 2025	1st BCC Work Session
May 2025	2nd BCC Work Session
Spring 2025	3rd BCC Work Session and Follow Up
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Fall 2025	LPA / BCC Hearings

Recap of Workshop 1

Envision Seminole 2045

- Fence Permitting Requirements
  - Moving forward. Clarify exemptions & design/materials standards.
- I-4 Signage Updates
  - Moving forward with further clarification of site selection.
- General Sign Code Updates
- PD Approval Process Review
  - Moving forward with limited recommended changes.
- Centers and Corridors Overlay
  - Moving forward with recommended map.

Today's Topics

- Affordable Housing Density Bonus
- Zoning Districts within LDR
- Small Lot Mixed-Use Zoning District
- Open Space Standards
- Buffer Standards
- Walls and Fences for Commercial Development & Subdivisions



Future topics

Envision Seminole 2045

- Conventional Rezoning Criteria
- Developer Commitment Agreement Process/Procedure
- Review of Overlay sign standards and consistency with sign code with standard language terminology
- Method of measuring distances to schools and churches from alcoholic beverage establishments
- Consider tracking of ADU ownership

Future topics (continued)

Envision Seminole 2045

- Consider adding maximum Impervious Surface Ratio (ISR) for residential properties
- Design standards and allowable zoning districts for self - storage facilities
- Review and consider changes to RP zoning site plan requirements and permitted uses
- Lighting for residential
- Underground utilities

Affordable Housing Density Bonus

Next steps of
Envision Seminole 2045

Affordable Housing Density Bonus Background

Envision Seminole 2045

- HSG 3.3 Affordable and Workforce Housing Density Bonuses:
  - Affordable: Dwelling unit for which monthly costs do not exceed 30% of the median adjusted gross household income.
  - "Providing a density bonus on a sliding scale based on the percent of units priced for low and very low-income households provided on the development site"
- Allowable maximum density bonuses (Policy FLU 4.2.2)
  - LDR – 4 → 7 du/ac
  - MDR – 10 → 12 du/ac
  - HDR – 20 → 22 du/ac
  - MXD – 30 → 50 du/ac

Affordable Housing Density Bonus Methodology

Envision Seminole 2045

- LDC will:
  - Define how affordability/workforce units are determined
  - Establish ratio of affordable/workforce units to bonus units
- How much bonus is required to meet affordability goals?
  - Pro forma tests will estimate additional units required to financially offset the subsidy of affordable and workforce units
- Outcome
  - Ranges for density bonuses likely to incentivize developers to incorporate affordable units
  - Potential variations in bonus based on income target bands

Affordable Housing Density Bonus Methodology

Envision Seminole 2045

- Next Steps
  - Coordination with Community Services Department
  - Reach out to affordable housing developers
- Key Questions for BCC
  - Are there specific income levels where there is a greater housing need?

Zoning Districts within LDR

Next steps of
Envision Seminole 2045

Density Limitations and Rezonings

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- LDR future land use district allows up to 4 dwelling units per acre
- Permitted zoning districts do not support 4 du/ac in many real-life applications
- Many LDR properties use PDs to reach LDR maximum density
- Current system discourages parks and common amenities

Additional Zoning Districts in LDR

Envision Seminole 2045

		Min. Lot Size (sq. ft.)	Min. Lot width	# Max. Units Allowed per LDR FLU		Units by Zoning (w/o infrastructure)	Units **Feasible** (assuming 20% stormwater, 20% roads)	Units **Feasible** (assuming +8% Open Space)
				Inside Urban Core	Outside Urban Core			
LDR	R-1	8,400	70	80	64	104	62	54
LDR	R-1A	9000	75			97	58	50
LDR	R-1AA	11,100	90			78	47	41
LDR	R-1AAA	13,500	100			65	39	34
LDR	R-1AAAA	21,180	100			41	25	21
LDR	A-1	43560	150			20	12	10
LDR	RC-1	43560	120			20	12	10
MDR	R-1B	6,700	60			130	78	68
MDR	R-1BB	5,000	50			174	105	91

Assume 20-acre parcel

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Example PD Project in LDR

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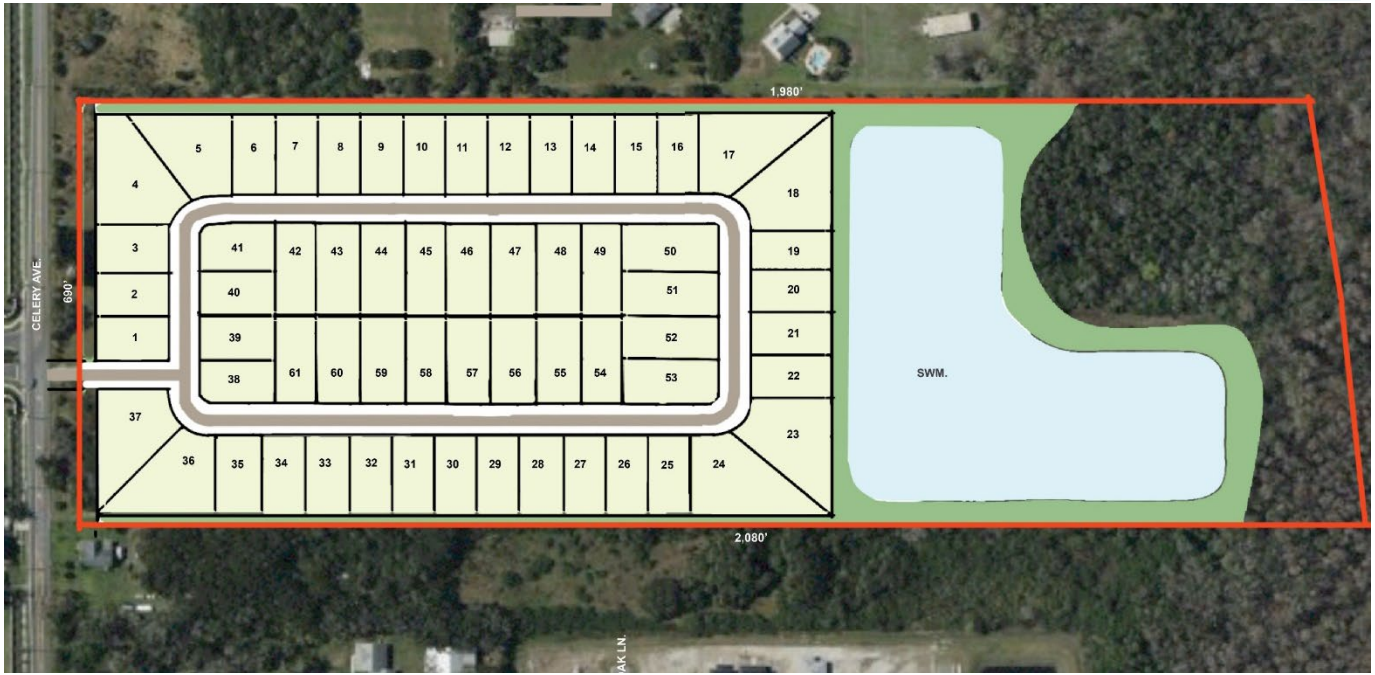


- Site - 78.6 Acres
- Upland - 37.89 Acres
- Stormwater - 5.44 Ac (12.5%)
- Roads - 6 Ac (15.8%)
- Units - 116
- **Min. Lot size is 50'**
- **Net Density - 3.06 upa** (based on all uplands – Urban Core Method)
- **Net/Net Density - 3.64 upa** (conventional method - minus roads)

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LDR Small Lot Example– Existing Regulations (R-1 Standards)

Envision Seminole 2045

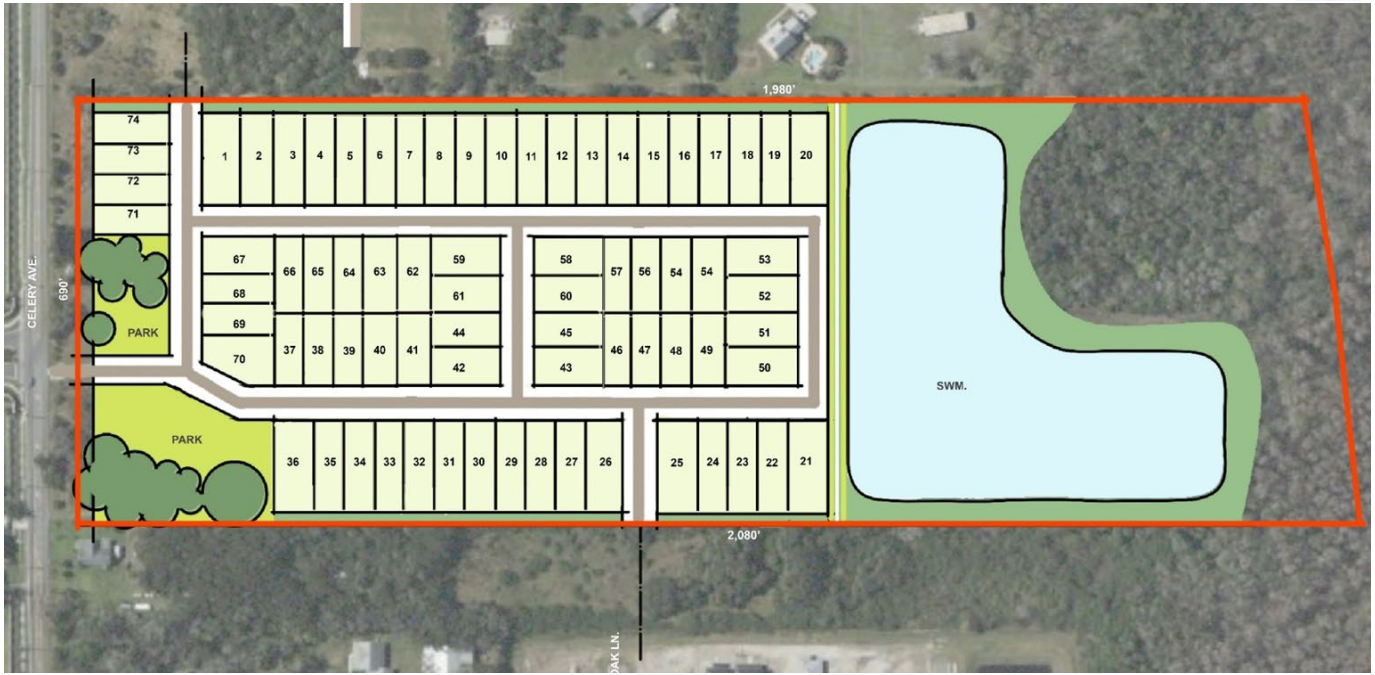


Upland	27.6 ac.	
Roads	2.88 ac.	10%
SW Ponds	5.50 ac.	20%
Parks	Not required	
Lots	61 (70'x120')	
Net Density	2.21 DU/Ac	
Net/Net Density	2.46 DU/Ac	

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LDR Small Lot Example – New Regulations (R-1BB Standards)

Envision Seminole 2045



Upland	27.6 ac.	
Roads	3.87 ac.	14%
SW Ponds	5.50 ac.	20%
Parks	2.34 ac.	8%
Lots	74 (50' x 120')	
Net Density	2.68 DU/Ac	
Net/Net Density	3.12 DU/Ac	

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Takeaways for New Subdivisions

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- Density calculations that make sense on individual lots are **impractical for new subdivisions** .
- Current regulations strongly **discourage provision of open space** in conventional zones.
- PDs currently provide lot flexibility and require open space but require more County resources and reduce predictability
- More flexible standards could allow applicants to optimize development goals while **improving quality without a PD** .

Recommended Changes to LDR Districts

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- Allow R-1B (60') and R-1BB (50') with additional standards
  - This would require concurrent comprehensive plan amendments
- Potential additional development standards
  - Establish minimum open space requirements for residential subdivisions
  - Connectivity requirements to improve emergency response and avoid traffic concentrations
    - Evaluation of gate entries relative to emergency access or specific situations
    - Evaluation of cul-de-sacs and dead-end streets
  - Requirements for street trees

Key Policy Questions

Envision Seminole 2045

- Overall direction on approach
- Under what conditions to require open space
  - New residential subdivisions
  - Lot sizes 1 acre or less
  - Minimum project size (acreage and/or units)
  - Projects that go through PSP (not minor plat)

Small Lot Mixed-Use Zoning District

Next steps of
Envision Seminole 2045

Small Lot Mixed-Use Zoning District

Envision Seminole 2045

- Addresses updates to comp plan since LDC updates were drafted:
  - New densities and intensities in the Centers & Corridors
  - Small lot mixed-use study
- Result: Small Lot Mixed-Use can be accommodated within MM and MUCD with minor tweaks.



Small Lot Mixed-Use Zoning District

- Missing Middle (MM)
  - Clarify where MM can integrate live/works vs. more robust commercial uses (E.g. C-zones) and specific uses permitted.
- Mixed-Use Corridor District (MUCD)
  - MUCD written for larger developments
  - Create exception for small lots:
    - Less than ¼ acre
    - Flexibility on side/rear setbacks
    - Limit to 2 story next to single-family





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Open Space

Next steps of
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Purpose in LDC currently varies by development type

Development Type	Stormwater; Aquifer recharge; Natural resources			Buffers	Landscaping	Recreation	Amenity
Non-res	□	□	□	□	□	□	-
Residential (PD)*	□	□	□	X	"supplemental landscaping"	□	"site amenity," "aesthetic" function
Mixed Use / Infill / Redev.	□	□	□	□	"supplemental landscaping"	□	"aesthetic amenity"

*Only lands available for the use and enjoyment of all residents of a development

What Counts as Open Space?

Development Type	100-year floodplain, Lakes, & Wetlands	Retention (amenitized)	Natural Resource Areas	Required landscape & buffers	Outdoor Recreation & Facilities	Indoor and Roof top Recreation & Cultural Facilities
Non-res	Up to 50%*	□ (4 criteria)	□	□	□	Rooftop garden / recreation
Residential (PD)	Up to 50%*	□ (7 criteria)	□	X	□	Rooftop if above 5 upa; Club/fitness
Mixed Use / Infill / Redev.	Up to 50%	□ (2 criteria)	□	□	□	□

*Lakeshore must be accessible to all users

Go “bigger picture” on purpose/intent

Envision Seminole 2045

- Preservation of natural resources and wildlife habitats
  - Open Space standards incentivize shared access to natural lakes.
  - Works with 25% tree save to incentivize preservation of upland habitats.
  - Natural lakes and wetlands largely preserved by other standards.
- Active & passive recreation for visitors, employees, & residents
  - Open Space standards are the primary way to achieve this.
- Value of greenery for well-being
  - Also addressed through tree planting, buffers, & required landscape.
- Address concerns about “overdevelopment”
  - Should generally be addressed through density, ISR, buffers, and vary by area of the County. Can conflict with multi-modal access goals.
  - Retention already required.

Permitted Open Space Features

Sec. 30.14.2.5

- Condense chapter and table to minimize repetition and increase clarity.
- Revise Permitted Open Spaces Table to resolve:
  - Mixes of land types, improvement types, and features within open spaces
    - E.g. utility easements vs. fountains
  - Move to text most items that are permitted in all cases or in no cases

Feature	Nonresidential Open Space	Residential Open Space	Mixed-Use Infill, Redevelopment
100-year floodplain	Y•	Y•	Y•
Borrow pits	Y••	Y••	Y••
Clubhouse/admin. Offices fitness center	N	Y	Y
Curated art museums/galleries	N	N	Y
Decorative fountain, Interactive fountain	Y	Y	Y
Fitness center internal to the residential portion of a development	N	N	Y
Lakes	Y•	Y•	Y•
Outdoor exercise trail	Y	Y	Y
Outdoor dining/seating areas not limited to patrons of a single business	Y	N	Y
Outdoor recreation facilities	Y	Y	Y
Outdoor sculpture garden	Y	Y	Y
Outparcels	N	N	N
Parking lots	N	N	N
Paved jogging and bicycling path	Y	Y	Y
Plant conservatory	N	N	Y
Platted residential lots	—	N	N
Power line easements	Y	Y••••	Y
Power line easements or R/W containing trails or similar rec. amenities	Y	Y	Y
Private roads	N	N	N
Public plazas with benches and shade trees	Y	Y	Y
Public road R/W	N	N	N
Required buffer areas	Y	N	Y
Retention (amenitized per Code)	Y	Y	Y
Retention (not amenitized)	N	N	N
Green roof or rooftop garden with pedestrian access, rooftop recreational features such as swimming pools	Y	Y•••	Y
Upland common areas less than 40' in width, without pedestrian, bicycle, or horse trails	Y	N	Y
Upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails	Y	Y	Y
Upland common areas exceeding 40' in width	Y	Y	Y
Utility easements	Y	Y	Y
Wetlands	Y•	Y•	Y•

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Potential Standards

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Align with MM & PD:

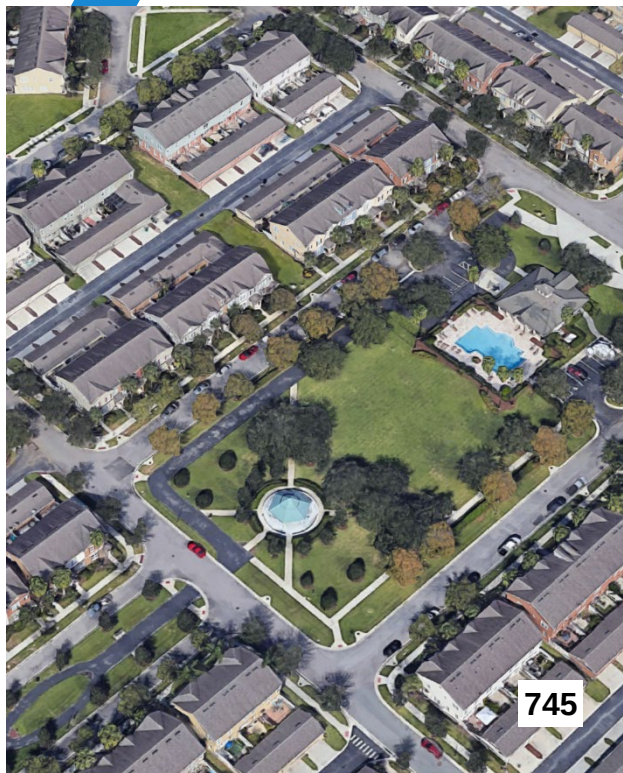
- Consider minimum project acreage before open space is required.
- Focus on Common Useable Open Space:
  - Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
  - Minimum contiguous acreage (0.2 acres)
  - Minimum width (typically 40 feet)



Quantity of Open Space Required

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- Currently 25% in most instances
  - 0% for conventional single-family
- Evaluate amounts of required Open Space:
  - Require Open Space for subdivisions with lots of 1 acre or less
  - Consider enhanced open space credits for higher quality spaces.
    - E.g. 2x credit for a playground or water feature
  - Consider varying open space % by use
  - Consider limiting retention as a % of total open space



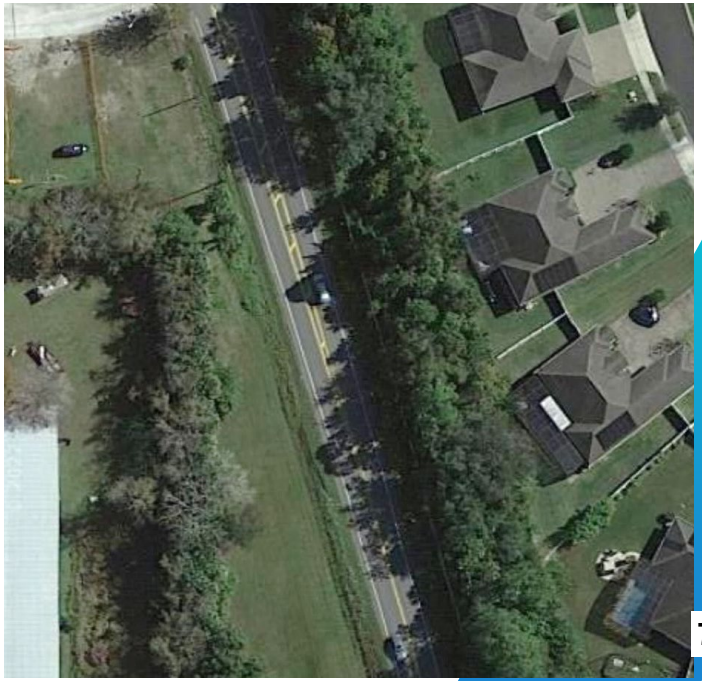
Buffer Standards

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Buffer Standards Recommendations

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- Reorganize to better align with buffer calculation process
- Additional buffer diagrams for spatial and planting clarity
  - See also walls & fences discussion
- Condense and clarify flexibility
- Consider relationship to other on-site landscaping standards



Buffer Standards Recommendations

Envision Seminole 2045

- Add Native Tree requirement in buffers
  - Recommend 60% of required trees are natives
  - Reference IFAS Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design



Walls & Fences for Commercial Properties & Subdivisions

Next steps of
Envision Seminole 2045

Walls and Fences

Envision Seminole 2045

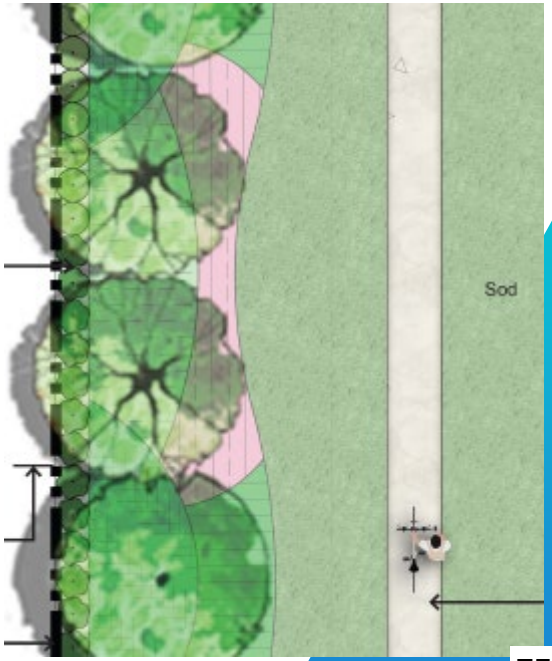
- Clarify position of walls vs. plantings within buffers
  - Add diagrams
  - Landscaping on rights-of-way, not behind walls/fences



Walls and Fences

Envision Seminole 2045

- Side and rear buffers
  - Avoid double walls/fences
    - Creates unmonitored / unmaintainable areas
    - Consider existing conditions on adjacent site
  - Minimize shrubbery behind opaque walls
    - Focus on trees which exceed wall height
    - Consider non-opaque fencing with shrubbery



751

Walls and Fences

Envision Seminole 2045

- When to require a 6' cementitious wall?
  - When developer chooses opaque fencing at right of way; also require landscaping.
  - Screening certain nuisance uses:
    - e.g. loading and refuse areas, outdoor storage, etc. as currently required.
- Require walls gaps for connectivity for residential, retail, etc.
- Leave flexibility in wall construction typology for cost and character choices.



Wrap-Up

Next steps of
Envision Seminole 2045

Presentation Summary

Envision Seminole 2045

- Affordable Housing Density Bonus
- Zoning Districts within LDR
- Small Lot Mixed-Use Zoning District
- Open Space Standards
- Buffer Standards
- Walls and Fences for Commercial Development & Subdivisions

2025 LDC Update Anticipated Timeline

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- Conventional Rezoning Criteria
- Developer Commitment Agreement Process/Procedure
- Review of Overlay sign standards and consistency with sign code with standard language terminology
- Method of measuring distances to schools and churches from alcoholic beverage establishments
- Consider tracking of ADU ownership

Future topics (continued)

Envision Seminole 2045

- Consider adding maximum Impervious Surface Ratio (ISR) for residential properties
- Design standards and allowable zoning districts for self - storage facilities
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- Underground utilities

Questions and Feedback

Next steps of
Envision Seminole 2045

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

LDC Update
Work Session #3

Board of County Commissioners Meeting

September 9, 2025

Agenda

- Background
- Timeline
- Senate Bill 180
- Lot sizes in Low-Density Residential
- Updates based on application & variance trends
- Updates based on the Comprehensive Plan
- Updates based on streamlining of processes
- Updates requested for discussion
- General Updates
- Next Steps

Background

- 2025/26 updates are based on:
  - Envision Seminole Comprehensive Plan update
  - Community feedback
  - Board and staff input

Recap of Workshop 1

- Fence permitting requirements
- I-4 signage updates
- General sign code updates
- PD approval process review
- Centers and corridors overlay

Recap of Workshop 2

- Affordable housing density bonus
- Zoning districts within LDR
- Small lot mixed-use zoning district
- Open space standards
- Buffer standards
- Walls and fences for commercial development & subdivisions

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SB 180 and Rural Enclaves Study

- Impacts of Senate Bill 180
  - Rural Enclaves Study
  - LDC Updates

Lot Sizes in Low Density Residential

- Follow-up from last work session
- **Recommendation:** Alternative design standards
  - Allow lot sizes consistent with market and PD proposals
  - Requires open space
  - Limit new PDs

Ex.	Existing lot size	Existing open space/ recreation	Recommended lot size	Recommended open space/ recreation
R-1	70 ft wide 8,400 sq ft	None	50 ft wide 5000 sq ft	25% of project area (With a portion of common usable)
R-1A	75 ft wide 9,000 sq ft	None	50 ft wide 5000 sq ft	25% of project area (With a portion of common usable)
R-1AA	90 ft wide 11,700 sq ft	None	70 ft wide 8,400 sq ft	25% of project area (With a portion of common usable)

Maximum Impervious Coverage - Residential

Purpose: Reduce unexpected flooding impacts

- Apply existing maximums
- Grading plan may allow for additional 10%
- Subdivisions with master stormwater systems may qualify for increased coverage in impervious areas

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	**

Updates: Application & Variance Trends

Accessory Structures - Residential

Existing	Recommended
Accessory structures within the A-3, A-5, and A-10 zoning Districts **exempt** Agricultural buildings in the A-1 zoning District **exempt**	Added exemption for A-1 properties that exceed **3 acres** in buildable area (the accessory structure must be architecturally consistent)
Accessory structures may not be taller than residence	**Allow up to 35'** (If taller than residence- must be architecturally consistent)
Accessory structure cannot exceed fifty (50) percent of the living area of the residence	No change

Accessory Dwelling Units

Existing	Proposed
Accessory dwelling unit shall not exceed **35% of the gross floor area** of the principal dwelling unit, or **1,000 square feet**, whichever is less.	Accessory dwelling unit shall not exceed **50% percent of the living area** of the principal dwelling unit, or **1,100 square feet**, whichever is less.
Administrative adjustment: 45% of the gross floor area 1,100 square feet	Remove adjustment option
Primary structure must be owner occupied	Remove requirement that primary structure must be owner occupied

Alcoholic Beverage Establishments

	Existing	Recommendation	Alternative
Houses of Worship	1,000 ft • measured along the **shortest possible line** lying entirely within public rights-of-way.	NONE	500 ft air-line measurement from building entrance to building entrance.
Schools	1,000 ft • **air-line measurement** from lot line of the alcoholic beverage establishment to the nearest lot line of the school.	500 ft • air-line measurement from the entrance of the alcoholic beverage establishment to the nearest entrance of the school.	500 ft air-line measurement from building entrance to building entrance.
Residential Properties	500 ft • 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, etc.	NONE	500 ft air-line measurement from building entrance to building entrance.
Like use	500 ft • Measurement shall be **between building entrances** along the shortest possible line lying entirely within public rights-of-way.	NONE	500 ft air-line measurement from building entrance to building entrance.

Updates:
Comprehensive Plan

HIP-AP (Airport-Related Uses)

Existing Policy	Recommendations
Properties with HIP-AP must have airport-related uses	• Fire Stations, hospitals • Offices • Light manufacturing • Hotels • Rental car facilities • Commercial kennels • Fuel stations • Trade shops • Other commercial uses?
No permitted uses listed	Add permitted uses to LDC to better guide development in this FLU

HIP-TI (Target Industry Uses)

Relocate permitted uses from Comprehensive Plan to LDC

Manufacturing
Plastics and Commercial Printing
Electronics/Mechanical Assembly
Auto Parts
Fasteners/Spacers
Construction Products
Food Processing
Machinery
Transport Aircraft
Maintenance and Modification
Aircraft Manufacturing
Aerospace eqipment
Advanced Technologies
Research & Development
Space Technology
Simulation & Training
Laser Technology
Robotics

Financial and Information Services *
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

Technical and Research Services *	Life Sciences *
General Management Consulting	Hospitals and Medical Education
Marketing	Diagnostic Imaging Centers
Interior Design	Medical Laboratories
Graphic Design Services	Agriscience Facilities
Human Resources and Executive Search	Outpatient Facilities
Environmental Engineering and Consulting	Blood and Organ Banks
Precision Instruments	Research Laboratories
Civil Engineering	Nursing Care Facilities
Surveying and Mapping	Veterinary Services
Telecommunications	Pharmaceuticals Manufacturing and Research
Industrial Design	
Lasers and Photonics	
Distribution	**Digital Media ***
Food Products	Motion Picture and Video Production
Consumer Products	Simulation and Training
Restaurant/Commissary	Teleproduction
Airline Services	Graphic Design
Aircargo/Mail Services	Computer Hardware/Software Design
Durable Goods Distribution	and Development
Non Durable Goods Distribution	Animation
Other	
Long Stay Tourism	International Trade
Hotels and Lodging	Sports Associated Industries
Other "basic" businesses and industries with high annual average wages	

** SeminoleWAY Industry and Facility Analysis; Real Estate Research Consultants, Inc.; May 1, 2008 (Target Industry Uses.xls)*

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Updates:
Streamlining Processes

Administrative Approval of Plats

- SB 784 amended F.S. 177.071, F.S.
- Allows administrative approval of plats
- LDC amendment required

MM Zoning Updates

Background

- MM is a new district
- Needed updates presented during review of initial projects

Recommendation

- Require unit type plan at rezone
- Remove prohibition of hammerheads from MM and PD
- Clarify availability of affordable housing density bonus

R-3 and R-3A Rezonings

Background

- A development plan is required for rezones to R-3 and R-3A
- Also subject to site plan review after rezone
- Density limit already exists

A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or
A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.

Recommendation

- Remove development plan requirement
- Streamline approval process

Boat Docks

LDC language	Existing	Recommendation
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.	Requires BCC approval	Approved administratively

Conventional Rezoning Criteria

- Recommend compiling criteria into one section for clarity
  - Consistency with Comp Plan & Code
  - Compatibility with surrounding areas
  - Adequate access and services
  - Transportation impacts addressed
  - Protection of sensitive areas
  - Community benefit

Updates:
Requested For Discussion

Underground Utilities

- Discuss potential requirement for overhead lines to be buried
- Options:
  - New subdivisions
  - Infill developments
  - Development frontage improvements
- Pro: Enhanced storm resilience
- Con: Significant cost

Residential Lighting

- Limit light spillage at the property line
  - Limiting illumination levels at the property line to 0.5 foot-candles when adjacent to other residences
- Prohibiting floodlighting
- Require cutoffs for outdoor lighting fixtures
- Enforce through Code of Ordinances, Chapter 95

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Updates: General

Definitions

- Add living area
- Revise multi-family to remove dormitories
- Add substantial development for expiring PDs: The status of a Planned Development project in which all required on-site infrastructure has been installed and certified complete.
- Add micro-transit
- Revise dwelling unit, accessory
- Revise nominal roof overhang
- Add architecturally consistent

General Updates

- Notice of avigation easement
- Master plan tracking requirement for communication towers
- Addressing numbering system and procedures
- Fire Department Access: gate/fence requirements (residential lots)
- Correct clerical and spelling errors

Next Steps

February 2025	1st BCC Work Session
May 2025	2nd BCC Work Session
Summer 2025	3rd BCC Work Session and Follow Up
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Fall/Winter 2025	P&Z / BCC Hearings

File Number: 2026-0248

Title:

LifePoint Christian Church Special Exception - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; **(Hilary Padin, Planner)**

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles, Planning Division Manager

Contact/Phone Number:

Hilary Padin/407-665-7331

Background:

The Applicant is requesting approval of a Special Exception to expand an existing civic assembly use known as Lifepoint Christian Church, on 2.44 acres. The existing church structure is approximately 7,000 square feet in size with a seating capacity of 200 seats. The property also includes a 1,952 square-foot single family residence that's utilized for church office use. The Applicant proposes to construct a new 6,400 square foot building with a seating capacity of 250 seats to utilize for worship service, and the original 7,000 square-foot structure will be utilized for children's ministry activities during the worship service.

The facility operates primarily on Sundays from 8:00 am to 2:00 pm; the church's office hours are Monday through Thursday from 8:00 am to 5:00 pm. The parking requirement for this assembly use is sixty-three (63) parking spaces. The improvements to the site will provide sixty-five (65) parking spaces meeting that requirement under the Seminole County Land Development Code (SCLDC). The site must also meet all regulations under the SCLDC, such as setbacks, buffering and site

lighting.

Staff Findings:

In reviewing Special Exception requests, Section 30.3.1.5(a) of the SCLDC requires that the Planning and Zoning Commission hold a public hearing to consider the proposed Special Exception and submit written recommendations to approve with conditions or deny the request to the Board of County Commissioners for official action. After reviewing the Special Exception request and holding a public hearing, the Board of County Commissioners may approve the request if it is determined that the use requested:

(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

Staff Analysis:

LifePoint Christian Church is an existing church located on 2.44 acres on EE Williamson Road, a major collector road. The existing trend of development in the area is single-family residential subdivisions surrounding all sides of the church and another church on the southeast side. A community church is customary and in character with the trend of development. Therefore, the proposed use would be in character with the surrounding area and consistent with the trends of development in the area.

(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

Staff Analysis:

The proposed project increases the seating capacity of the main sanctuary by fifty (50) seats, so the use will only slightly intensify and impose minimal additional traffic volume. Therefore, it would not create unduly adverse effects on traffic patterns, movements and volumes in the surrounding area.

(3) Is consistent with the County's Comprehensive Plan:

Staff Analysis:

The subject property has a Future Land Use designation of Low Density Residential. Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and Special Exception uses. Permitted

uses include single-family residences, public schools and Special Exception uses such as group homes, houses of worship, daycares, guest cottages, home occupations, public utilities and publicly owned parks and recreation areas.

Since houses of worship are a Special Exception use under Policy FLU 5.2.1(c) of the Comprehensive Plan and there is an existing church operating on the property, this request is consistent with the Low Density Residential Future Land Use designation.

(4) Will not adversely affect the public interest:

Staff Analysis:

Within the A-1 (Agriculture) district, a civic assembly use is a common use that typically supports the surrounding residential community. The subject established church is on 2.44 acres to meet the needs of the church and would not impede upon the surrounding residents. The increase in seats from the existing sanctuary to the new sanctuary will be minimal and would not impose much, if any, additional strain on traffic in the area. Therefore, the granting of the subject Special Exception will not adversely affect the public interest.

(5) Meets any special exception criteria described in Additional Use Standards;

Section 30.6.17.5 of the Land Development Code states that the following review criteria shall be used to determine the appropriateness of the Special Exception application:

(1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption.

Staff Analysis:

The church's vehicular traffic will be away from the residential areas and there are no proposed outdoor recreation or classroom areas that could potentially impact the surrounding residences. At site plan, the site will

be evaluated for buffering requirements to ensure protection for the surrounding residences.

(2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways.

Staff Analysis:

The proposed vehicle parking lots and drive aisles primarily abut the right-of-way areas and provide separations from the surrounding residential subdivisions. The site is located on the northwest corner of EE Williamson Rd, a major collector road, and Myrtle Lake Hills Rd, a local road. The church has always utilized Myrtle Lake Hills Rd for their ingress/egress and is requesting that the Planning and Zoning Commission and Board of County Commissioners approve the request to continue to utilize existing access.

(3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit. Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required.

Staff Analysis:

A condition of approval of no outdoor sound amplification without a permit from the County has been included in the proposed Development Order and is recommended by staff. In addition, buffering will be required on the site to abate any potential noise from impacting the surrounding neighborhoods.

(4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD.

Staff Analysis:

The site will not contain a sports field or outdoor recreation areas. Any outdoor lighting of the parking areas will be limited and evaluated at the time of site plan to ensure compliance.

(5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards:

Staff Analysis:

The proposed site is in the A-1 (Agriculture) zoning district, which is not considered a one- or two-family residential zoning district.

(6) Meets the following additional requirements if located in the applicable zone:

If located in A-10, A-5, A-3, or A-1:

(i) Is consistent with the general zoning category of the rural zoning classifications; and

Staff Analysis:

The proposed expansion of the existing church is consistent with the already established use and character of the area, as discussed above.

(ii) Is not highly intensive in nature; and

Staff Analysis:

The proposed expansion is not anticipated to result in a highly intensive development pattern. The scale and intensity of the development remain consistent with the surrounding residential character.

(iii) Is compatible with the concept of low-density rural land use; and

Staff Analysis:

The church has A-1 zoning, however the surrounding properties are in single-family residential zoning districts. The proposed request is compatible with low-density rural land use and meets the intent of the Low Density Residential Future Land Use designation.

(iv) Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

Staff Analysis:

The development is currently connected to utility services and has access to public services. It is anticipated that the proposed addition and uses will maintain adequate level of service.

Community Meeting

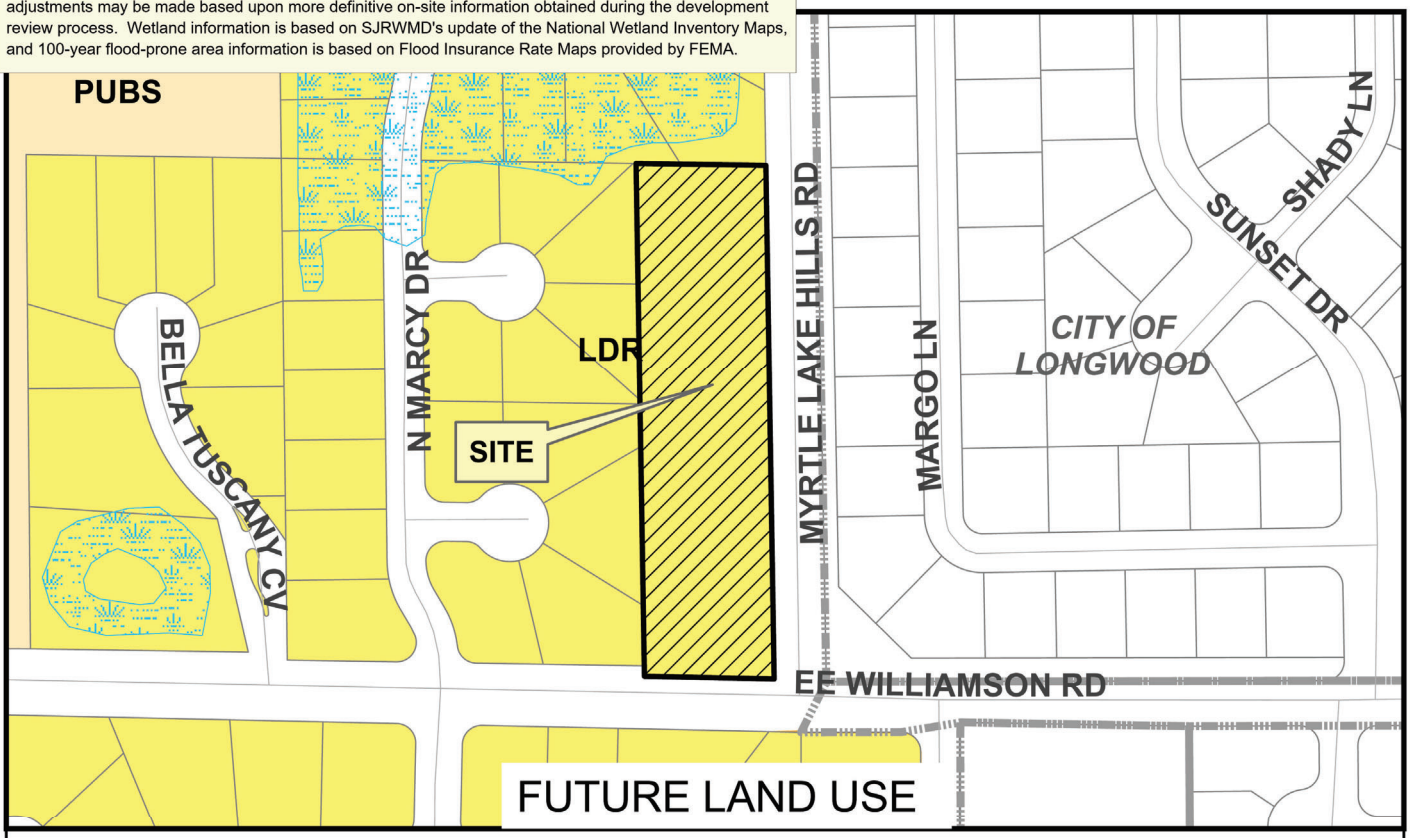
In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on February 9, 2026. Details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission, recommend to the Board of County Commissioners approval of the Special Exception and associated Development Order as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Land Development Code and recommends the Board of County Commissioners approve the Special Exception and associated Development Order to allow, with conditions, the use of a community civic assembly church in the A-1 (Agriculture) zoning district on approximately 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd.

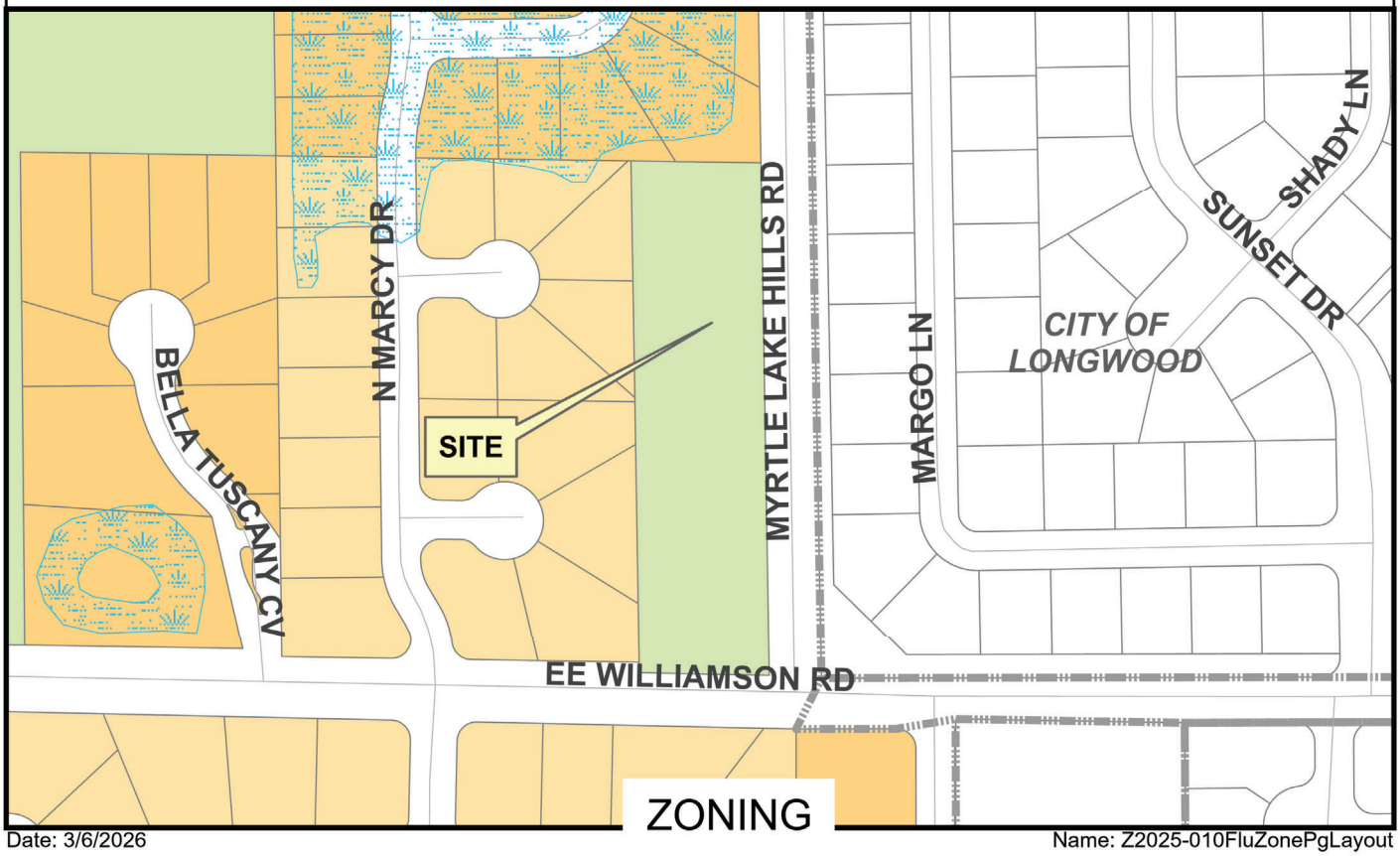
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



CONS LDR PUB

Project Name: LifePoint Christian Church Special Exception
Applicant Name: Richard Dixon
Project Number: BS2025-010
Parcel ID: 25-20-29-300-0170-0000
Project Address: 1400 EE Williamson Rd, Longwood, FL 32750

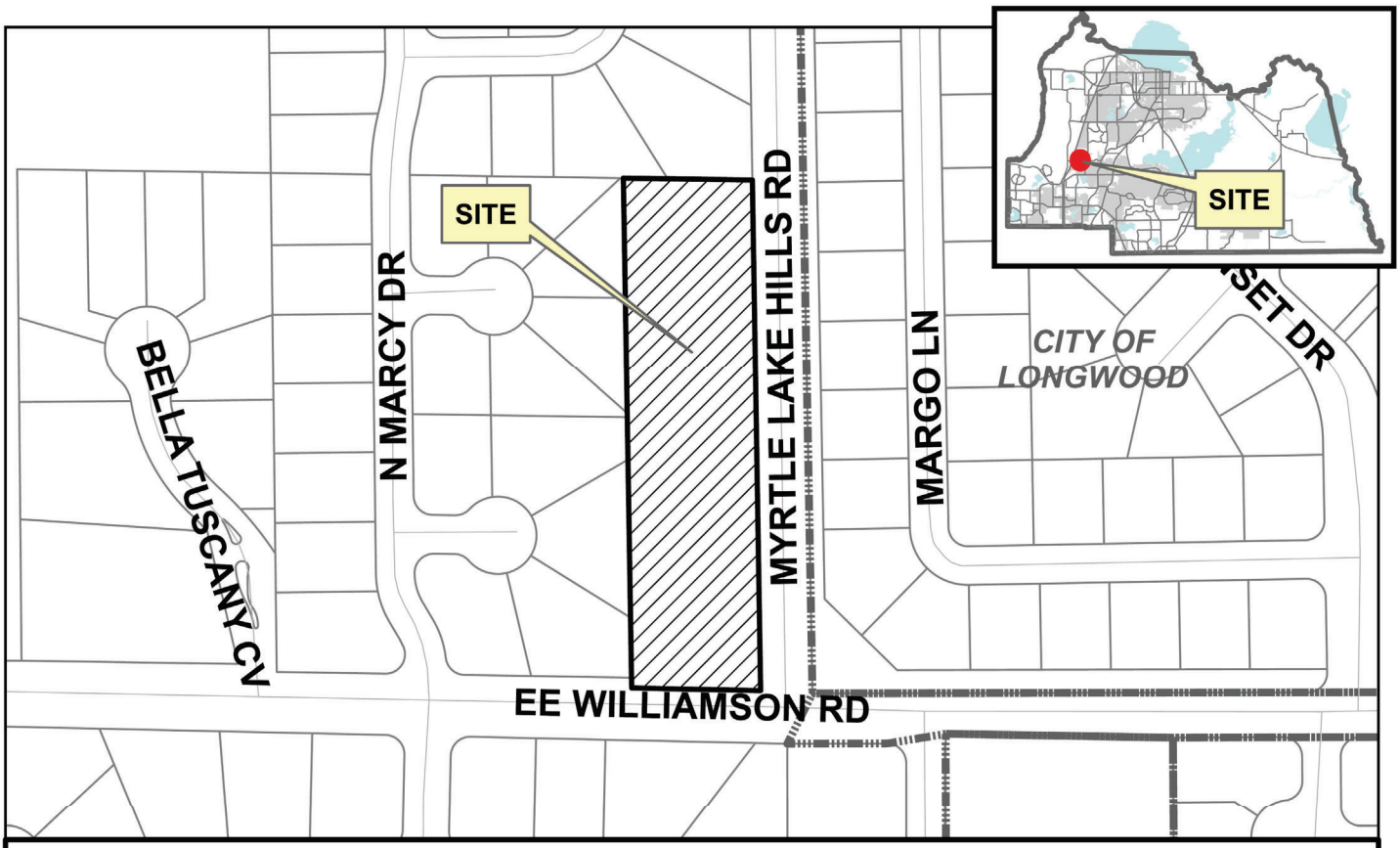
FLU: LDR
Zoning: Agriculture



Date: 3/6/2026

Name: Z2025-010FluZonePgLayout

CONS AGRICULTURE SINGLE-FAMILY DWELLING (R-1AA) SINGLE-FAMILY DWELLING (R-1A)



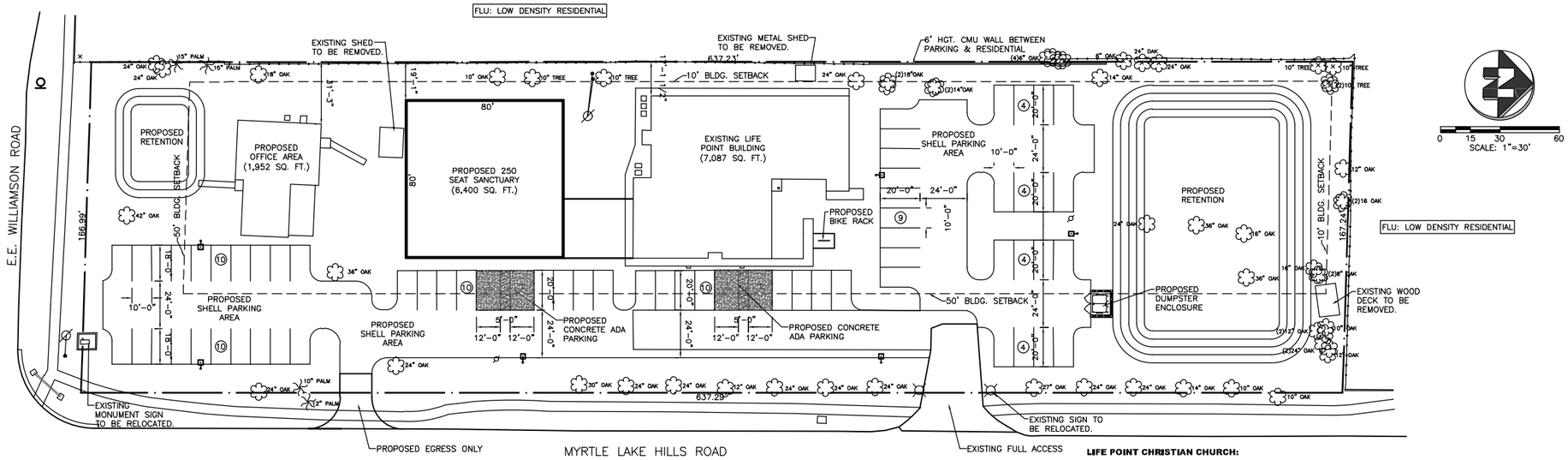
Project Name: LifePoint Christian Church Special Exception
Applicant Name: Richard Dixon
Project Number: BS2025-010
Parcel ID: 25-20-29-300-0170-0000
Project Address: 1400 EE Williamson Rd, Longwood, FL 32750

Parcels



Date: 3/6/2026

Name: Z2025-010LocationAerial



LIFE POINT CHRISTIAN CHURCH:

EXPANSION PROJECT TO INCLUDE A PROPOSED 250 SEAT SANCTUARY BUILDING. THE EXISTING LIFE POINT SANCTUARY BUILDING WILL BE USED FOR CHILDREN'S ROOM DURING SERVICES AND OTHER CHURCH ADMINISTRATIVE USES. THERE ARE 65 PROPOSED PARKING SPACES WHICH MEET THE S.C.L.D.C. CRITERIA FOR A 250 SEAT SANCTUARY, WHICH EXCEEDS THE ONE SPACE PER FOUR SEAT REQUIREMENT.

HOURS OF OPERATION:

SUNDAYS 8:00 A.M. – 2:00 P.M.
MONDAY–THURSDAY 8:00 A.M. – 5:00 P.M.
(OFFICE ONLY)

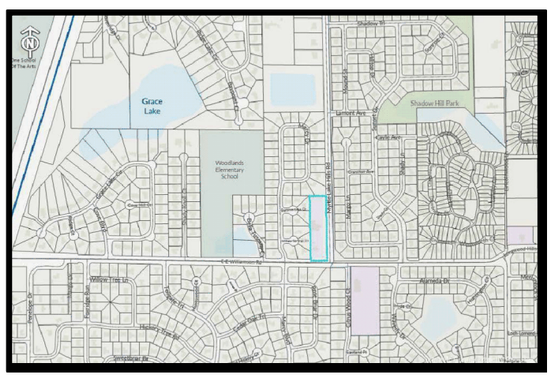
BUILDING SUMMARY TABLE			
BUILDING DESCRIPTION	OCCUPANCY	AREA	BUILDING HEIGHT
PROPOSED SANCTUARY	250 SEAT	6,400 S.F.	30'
EXISTING SANCTUARY*	290	7,087 S.F.	18'
EXISTING HOUSE**	11	1,952 S.F.	15'

PARKING TABLE
ONE SPACE PER 4 SEATS
PROPOSED SANCTUARY = 250 SEATS / 4
= 62.5 PARKING SPACES REQUIRED
65 PARKING SPACES PROVIDED

*PROPOSED DAYCARE & ADMINISTRATION
**PROPOSED OFFICE AREA

SITE SIZE:
16,443 SQ. FT. – 2.44 AC.

1400 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
Location Map



1400 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
ZONING MAP

A-1 (SINGLE FAMILY RESIDENTIAL)



ZONING DATA

June 12, 2025

Client:	Life Point Christian Church	
ADDRESS:	1400 EE Williamson Road 1470 Myrtle Lake Hills Road Longwood, FL 32750 Parcel # 25-20-29-300-0170-0000	
TERRITORY:	Seminole County	
Zoning Classification:	A-1 Agriculture	
Zoning Setbacks:		
Min Lot Sqft :	1 Acre	East Front - 50 Ft
Min Lot Width Ft	150 Ft	South Front - 50 Ft
Min Lot Dept Ft	NONE	North Side - 10 Ft
Min Front Yard Ft	50 Ft	West Side - 10 Ft
2nd Front	50 Ft	
Min Rear Yard Ft	30 Ft	
Min STREET Side YARD		
Min Side Yard Ft	10 Ft	
Max Height Ft	35 FT	
Max % Bldg Cov	35%	
Max % Imp. Cov	75%	
Min Floor Area Sqft	N/A	
Corner Lot (Y,N)	YES	
Major Road	YES	

Comments: BUFFERS: East Front -
South Front -
West Side -
North Side -
Landscape Buffer adjacent to residential must include a 6 ft tall masonry wall.

Accessory to Residence: 10 Ft rear setback, side setback equal to requirements for main residence. 50 ft min front setback & shall nt project beyond the front building line for the main residence unless 100 ft setback can be maintained. Accessory dwelling units limited to 35% of the GFA of main residence.

PARKING: Assemby Spaces 1 Space per 4 Seats.

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DATE: 02-05-26

ANDERSON DIXON
ENGINEERING · PLANNING · PERMITTING
PHONE: (386) 428-5834 - FAX: (386) 409-3781

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL. REG.# 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
32168 (386) 428-5834

REV. | DATE: | NOTES:

DRAFTER - DBA | CHECKED BY - RD | PROJECT NO. 25-1459

CLIENT: LIFE POINT CHRISTIAN CHURCH
1400 EE WILLIAMSON ROAD
LONGWOOD, FL.

CONCEPTUAL SITE PLAN EXHIBIT FOR:
LIFE POINT CHRISTIAN CHURCH
1400 EE WILLIAMSON ROAD
LONGWOOD, FL.

SHEET NO.
EX-1

ANDERSON DIXON
ENGINEERING · PLANNING · PERMITTING

November 11, 2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Subject #: **Narrative for Special Exception Application**
Life Point Christian Church
1470 Myrtle Lake Hills Road
Longwood, FL 32750

Life Point Christian Church serves the community surrounding their facility. Their hours of operation are Sundays from 8:00 AM to 2:00 PM with the church office open Monday through Thursday from 8:00 AM to 5:00 PM. Life Point is proposing the construction of a new 250-seat sanctuary on their property. The existing church building will be used for children's ministry during services in the main sanctuary. There is also an older residence on the site that is currently being used for office space; this use is proposed to continue.

The 250-seat facility will require 63 parking spaces per the one space per four-seat requirement. The conceptual site plan proposed 65 spaces. The parking spaces are proposed to be 10' x 20', except for the A.D.A. spaces which will be larger to meet federal requirements.

Life Point Church is excited to undertake this expansion project and looks forward to continuing to serve the surrounding community.

Sincerely,

Richard Dixon, P.E.
Project Engineer

Mailing Address: P.O. Box 1562, New Smyrna Beach, Florida 32170
Physical Address: 102 South Orange Street, New Smyrna Beach, Florida 32168
Office (386) 428-5834 FAX (386) 409-3781 www.AndersonDixonLLC.com

SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER

On May 12, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 25 TWP 20S RGE 29E E 200 FT OF SE 1/4 OF SE 1/4 OF SW 1/4 (LESS RD)

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: PHIL AYRES
LIFEPOINT CHRISTIAN CHURCH
1400 EE WILLIAMSON RD
LONGWOOD, FL 32750

Project Name: LIFE POINT CHRISTIAN CHURCH - SPECIAL EXCEPTION

Requested Development:

Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district.

The findings reflected in the record of the May 12, 2026, Board of County Commissioner's meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

a. The Special Exception granted applies only to the community civic assembly church as depicted on the Special Exception Site Plan.

b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".

c. No building associated with the Special Exception may be increased in size without approval from the Board of County Commissioners.

d. No outdoor sound amplification is permitted without a permit from the County.

e. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.

f. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception, is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

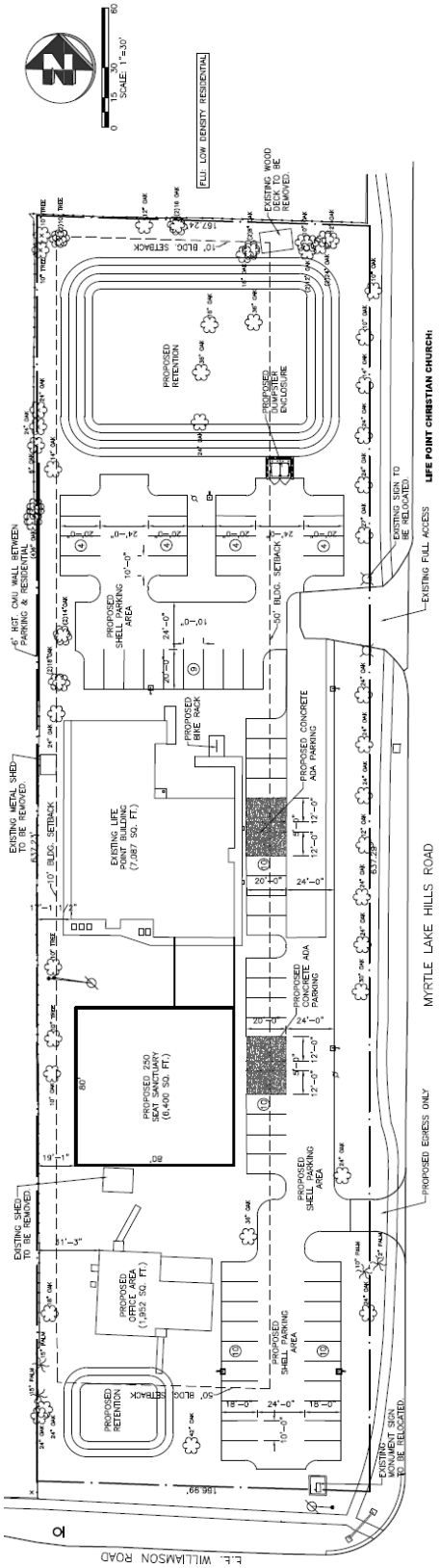
(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal

agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

EXHIBIT A


SCALE 1"=30'
FLU: LOW DENSITY RESIDENTIAL
EXISTING WOOD DECK TO BE REMOVED.
10' BLDG. SETBACK
PROPOSED RETENTION
PROPOSED DUMPSTER ENCLOSURE
LIFE POINT CHRISTIAN CHURCH:
EXISTING SIGN TO BE RELOCATED
EXISTING FULL ACCESS
6' HGT. OAK HAMMOCK BETWEEN PARKING & RESIDENTIAL
PROPOSED SHELL PARKING AREA
50' BLDG. SETBACK
PROPOSED BIKE RACK
EXISTING METAL SHED TO BE REMOVED
EXISTING LIFE POINT BUILDING (7,067 SQ. FT.)
PROPOSED CONCRETE ADA PARKING
PROPOSED CONCRETE ADA PARKING
PROPOSED 250 SEAT SANCTUARY (6,400 SQ. FT.)
MYRTLE LAKE HILLS ROAD
PROPOSED EGRESS ONLY
EXISTING SHED TO BE REMOVED
PROPOSED OFFICE AREA (1,952 SQ. FT.)
PROPOSED SHELL PARKING AREA
PROPOSED RETENTION
EXISTING MONUMENT SIGN TO BE RELOCATED
E.E. WILLIAMSON ROAD

NOTICE OF
COMMUNITY MEETING

*required for a special exception for the church

February 9, 2026
6:30-8:00 PM



lifepoint
CHRISTIAN CHURCH

802

Hey Neighbor, You're Invited!

We are planning to build a new 6,400 sq. ft. auditorium on our property and you're invited to an informational presentation on Monday, February 9, 2026 from 6:30 to 8:00pm.

LifePoint Christian Church
1470 Myrtle Lake Hills Rd.
Longwood, FL 32750
407-327-6468
lifepointchurch.com

803

Community Meeting Minutes FOR SPECIAL EXCEPTION APPLICATION:

LifePoint Christian Church
1470 Myrtle Lake Hills Rd.
Longwood, FL 32750
(02-09-2026; started at 6:35pm, ended at 7:40pm)

Presentations started at approx. 6:32 pm.

List of Speakers:

- Phil Ayres-Lead Pastor, LifePoint Christian Church

Summary of comments:

Welcome and explanation of the purpose of tonight's meeting, as well as ground rules for the presentation, Question & Answer time, and comments.

Brief overview of LifePoint Christian Church (LPCC): our story, our mission, and our community involvement. Overview of other churches and businesses that use this facility.

- Matt Clark-Family Pastor, LifePoint Christian Church

Summary of comments:

Explanation of our Building Strong Families program and mention of upcoming Daddy Daughter Dance. Shared video of various family events held here at LPCC and last year's Daddy Daughter Dance.

Explanation of why LPCC is proposing this project (church growth and need for family ministry space).

- Rick Dixon P.E.- Anderson-Dixon LLC, New Smyrna Beach, FL.
- Don Anderson C.E. was also in attendance.

Summary of comments:

Shared preliminary concept plans: included building size, height and location, intended use, no need for zoning change, the Seminole County required Special Exception process, new building in relation to existing structures, and site elements.

Shared timeline: anticipated start time-frame, estimated duration, general construction phases.

Questions Asked/Comments Made:

Name (if provided): Question Comment

1. Q: Will there be a concrete privacy wall between the LPCC property and the residential properties?
   A: Yes – described the materials and size.
2. Q: Will the retention water always hold water?
   A: The pond and drainage will be designed once the geotechnical exploration will be done. It may be a dry type pond (only water after rains) or permanently have water in it depending on the existing water table.
3. Q: Which direction will the water drain into?
   A: Not 100% sure yet but should follow the natural grades. Drainage will be directed towards retention ponds using grading and pipes and inlets.
4. Q: Will there be asphalt parking?
   A: Handicapped spaces will either be paved or concrete.
5. Q: Will there be some percolation in other parking?
   A: Yes, some throughout the parking surface that is not paved.
6. Q: Will the concrete wall affect the water drainage?
   A: Yes and We will make sure that our grading will direct the flow away from any neighboring houses.
7. Q: We have a problem now with rain water pooling, (From resident that lives west of the site) some use French drains and some don't have any issues. (He did not attribute the drainage problems in that neighborhood to our property) I used to live next to this property (does not currently) and was flooded one time with water that drained from this property (app. 34 years ago). Where will the new building be?
   A: Between the two existing buildings. We will also have pipes throughout the property to drain into the retention pond, and the privacy wall will also keep water contained on our property. The St Johns Water Management District will review our plans and Seminole County will also require us to comply with thorough plans for water drainage control.
8. Q: Where will the proposed office area be? Is that the building that is there now?
   A: In the front house, where there are offices now.
9. Q: When you mention having to be prepared for 13 inches of rain fall, will that retention pond and the drainage plan handle all that?

A: Yes, the standards we have to meet for grading, draining and water retention will be sufficient to handle it. The exact rainfall amount and design procedure will be determined once design has begun.

10. Q: How close with the retention pond be to the existing fencing?
    A: At least 10 feet away
11. Q: Will there be sediment testing?
    A: Yes, we will be doing thorough geological testing.
12. Q: Will trees be taken out?
    A: There will be some laurel oak trees (which get brittle over time. Any trees in the retention pond will have to be taken out. We will retain Live Oak trees, unless they are in the retention pond.
13. Q: Could the retention pond and building be switched in locations?
    A: Depending ON the results of testing, Design alternatives will be developed that meet the the St. John's Water Management District and Seminole County criteria.
14. Q: Could the retention pond be put at the front of the property along EE Williamson rather than the proposed parking?
    A: Yes. That will be one of the alternatives reviewed during the design phase.
15. Q: How tall will the building be?
    A: No taller than the current building, except for the façade, possibly.
16. Q: Do you have to get a special exception in order to build?
    A: yes. Seminole County requires a special exception for the LPCC expansion. There is no specific zoning category for churches so the county grants what is called a special exception for church uses.
17. Q: There is no drainage issue right now in the NW corner of the property so why do you have to put in a retention pond?
    A: The pond serves to HOLD the storm water before it drains off or sinks in. The conceptual plan includes the proposed components of the site work but the locations of these components will be revaluated.
18. Q: Can the grading be done toward Myrtle Lake Road and EE Williamson?
    A: Not without the retention pond component being included. We have to have a plan that protects the neighboring houses and keeps the water from draining onto the roads.
19. Q: How deep will the retention pond?
    A: As deep as we can make it without hitting the water table.
20. Q: Do the residents that have fences along the property, will the fence around the retention pond and/or privacy wall allow the residents to eliminate their fence?
    A: We don't see why there would be any need to have a fence against a wall or existing fence.

21. Q: Will the privacy wall be like 6 inches into LifePoint's property?
    A: Yes, or whatever distance requirement we have to meet from the county.
22. Q: If we end up getting flooded from this property, do we sue the church, the engineers or the property?
    A: That will not happen, that is why we are doing all the diligence to keep that from happening.
23. Q: What kind of school is operated here and how often does it meet, and will that change in the future?
    A: We have a home-school resource program that meets two days a week.
24. Q: Are you doubling the capacity of the church? Will it double in size?
    A: No, the new building will serve as the auditorium with just a little bit more seating capacity than the current auditorium, and this current building will then serve as more classroom space. The current auditorium has seating for 200 and the new auditorium will have seating for 250.
25. Comment: My concerns are the additional noise and the fact that this project will end up building out the whole property. But the only problem I've ever had living in this neighborhood was when the motor homes were here, and that stopped right away.
26. Q: Church asked if the noise here been disruptive?
    A: Answer from closest neighbor - No, not objectionable. The noise on the weekends is nothing at all. Just concerned if the school doubles in size and expands to more days. Church explained that our school model is just to supplement homeschooling two days a week and not to double in size.
27. Q: How much mechanical will end up on the roof?
    A: The A/C will be on the ground. Current buildings have A/C down on the ground.
28. Q: Regarding the wall, what is the construction materials?
    A: Concrete block with stucco on both sides and painted on both sides.
29. Q: What is the next step and when will we see more definite plans?
    A: Once the county approves this zoning special exception, then we can finalize the site plans.
30. Q: Can you let us know when the final plans are available to review if we put our email addresses on the sign-in sheet?
    A: The site plan design plans will be submitted to the county once the special exception is approved and the design has commenced and been completed. Life Point church staff will let these attendees know when the plans have been submitted to the county.

When church staff commented that they hoped there were a good neighbor, all neighbors nodded in confirmation, and none expressed any contrary opinions.

The forum was an open discussion, and neighbors did not individually identify themselves while asking specific questions. All attendees participated.

- James Graumlich, LPCC partner

  Summary of Comments: Thank you for coming and sharing your thoughts, concerns and questions. Provided church phone number for additional questions and to check for updates on the site plans.

Total number of attendees: 14 including presenters. One neighbor attendee did not share his information or sign in.

Questions ceased at approximately 7:40 and the facility remained open until after 8pm.

From:	JEFFREY S KISSINGER
To:	Padin, Hilary; PlanDesk; Giles, Joy
Cc:	Amanda Kiss; RonzyP
Subject:	URGENT: Formal Opposition to Case 25-32000010 (LifePoint/Freedom Christian Academy)
Date:	Friday, March 20, 2026 10:47:22 AM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Dear Ms. Padin and the Seminole County Planning & Zoning Commission,

I am writing to formally oppose the Special Exception request for Case 25-32000010 at 1470 Myrtle Lake Hills Road. I represent a growing coalition of residents from the Myrtle Lake Hills, Northridge, Bowling Farms, and Shadow Hill communities.

Together, our four neighborhoods comprise over 400 households that rely almost exclusively on the Myrtle Lake Hills Road corridor for daily transit. We believe the proposed 6,400-square-foot expansion, when combined with the existing daily private school operations, creates an untenable safety risk.

1. Cumulative Traffic Impact (The 4-Neighborhood Funnel)

The intersection of Myrtle Lake Hills Road and E.E. Williamson Road serves as the primary gateway for four distinct residential enclaves. Residents of Shadow Hill and the surrounding subdivisions are funneled into this single point of egress. Adding a high-intensity sanctuary and expanding the capacity of a daily school at this exact "mouth" of the neighborhood creates a permanent bottleneck for nearly 1,000 daily commuters.

2. Non-Disclosed Intensity of Use (Freedom Christian Academy)

The applicant's website (freedomchristian.academy) confirms that the site is not merely a Sunday house of worship, but a registered Florida private school with mid-week classes and events. Any traffic study that only evaluates "Church" usage is fundamentally flawed. We request that the Commission require a study that accounts for the daily "peak-hour" stacking caused by school drop-off and pick-up, which already impacts our ability to exit the neighborhood.

3. Public Safety & Emergency Access

With so many homes relying on this restricted infrastructure, the "stacking" of cars for school or large-scale church events poses a direct threat to emergency vehicle access. If Myrtle Lake Hills Road is blocked by church/school traffic, fire and EMS services will be delayed in reaching the hundreds of families in the rear of these four subdivisions.

4. Zoning Incompatibility

A commercial-scale educational and worship campus of this magnitude is a radical departure from the A-1 (Agricultural) and R-1A (Residential) character of our streets. This expansion shifts the property from a neighborhood-scale facility to a regional destination, which is inconsistent with the Seminole County Comprehensive Plan for this area.

We strongly urge the Planning & Zoning Commission to recommend denial of this Special Exception. We further request that a comprehensive, multi-neighborhood Traffic Impact Analysis be made a public requirement before any further consideration of this file.

Sincerely,

Dr. Jeff Kissinger

1630 Highland Dr

Longwood, Fl

32750

From: BrendanChadLucy Mama
To: Padin, Hilary
Subject: Case #25-32000010
Date: Tuesday, March 24, 2026 7:13:30 AM

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To Whom it may concern,

I am a Seminole county resident. Please consider carefully the decision to approve such a large building on this property. I love that the churches are growing in Longwood/ Lake Mary, but growth for the sake of growth is the ideology of a cancer cell. Please allow for the idea that “smaller” is not bad, and that keeping communities small and peaceful in accordance with its surroundings is actually a blessing. Perhaps this church can build a smaller sanctuary.

King regards,
Sarah Stevens
407-416-2173

Sent from my iPhone

File Number: 2026-0231

Title:

Rosenwald Community Center Rezone - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (**Annie Sillaway, Principal Planner**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles - Planning & Development Manager

Contact/Phone Number:

Annie Sillaway/407-665-7936

Background:

The Applicants are requesting a rezone from R-1 (Single-Family Dwelling) and R-2 (One- and Two-Family Dwelling) to PLI (Public Lands and Institutions) to allow for the development of a public park and community center. The subject site, being approximately 12.96 acres, was previously occupied by the historic Rosenwald School in the East Altamonte community. Seminole County acquired the property in 2019 for the purpose of redeveloping the site into a functional community asset offering a public park with pavilions, a fishing pier, and a 6,000 square foot community center for cultural events, community services, and youth activities. The current residential zoning classifications do not support the proposed use, necessitating the rezone.

The subject property has a Public/Quasi-Public Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.65. This designation is intended to identify locations suitable for a range of public and quasi-public uses, including, but not

limited to, public and private recreation facilities, educational institutions, and libraries. It applies to areas where such uses are already established, as well as to areas reserved for future public use.

To allow the proposed Community Center to be developed on the site, the zoning must be amended to ensure consistency with the existing Public, Quasi-Public Future Land Use designation.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: SunRail Right-of-Way

West: Future Land Use: Medium Density Residential

Zoning: R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling)

North: Future Land Use: Medium Density Residential

Zoning: R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling)

South: Merritt Street

Future Land Use: Medium Density Residential

Zoning: R-1 (Single-Family Dwelling)

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site appears to contain floodplain. A topographic survey showing floodplain delineations will be required prior to Site Plan approval. Conservation easements, dedicated to Seminole County, will be required over all property within the post development 100-year floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be approximately 0.13 acres of wetlands on the subject property along Lake Mobile. A topographic survey showing wetland and floodplain delineations will be required at Site Plan review.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to Site Plan approval.

Utilities:

The site is located in the City of Altamonte utility service area and will be required to connect to public utilities for water and sewer.

Transportation/Traffic:

The property proposes access onto Merritt Street, which is classified as a local Road. Merritt Street does not have improvements programed in the County five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along Merritt Street; therefore, the Developer will not be required to construct a sidewalk along the property frontage.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin, which has limited downstream capacity; therefore, the site's design is required to hold water quality and not exceed the pre-development rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event.

Buffers and Open Space:

Buffers and Open Space requirements will be evaluated at time of Site Plan review and will be in compliance with the Seminole County Land Development Code (SCLDC).

Consistency with the Land Development Code

The proposed PLI (Public Lands and Institutions) zoning designation has been evaluated for compatibility with the SCLDC in accordance with Chapter 30, Part 8.

The PLI District is intended to include major public lands and quasi-public institutional uses. This classification may only be applied to lands that are owned or controlled by the public.

Staff finds the requested PLI zoning classification to be consistent with the SCLDC and permits the proposed use of a public park and community center. The park and community center will provide a direct benefit to the community by offering accessible services and programs, and a gathering space designed to support the surrounding

neighborhood.

Consistency with the Comprehensive Plan

The purpose and intent of the Public, Quasi Public Future Land Use is to identify locations for a variety of public and quasi-public uses, transportation, communication, utilities, and in areas where public and quasi-public uses are established and in areas reserved for future public use.

The requested PLI zoning classification is permitted under the existing Public, Quasi Public Future Land Use designation and supports the proposed uses. The proposed development will provide a functional community asset offering a public park with pavilions, a fishing pier, and a 6,000 square foot community center for cultural events, community services, and youth activities; therefore, staff finds the requested PLI zoning classification to be consistent with the Comprehensive Plan.

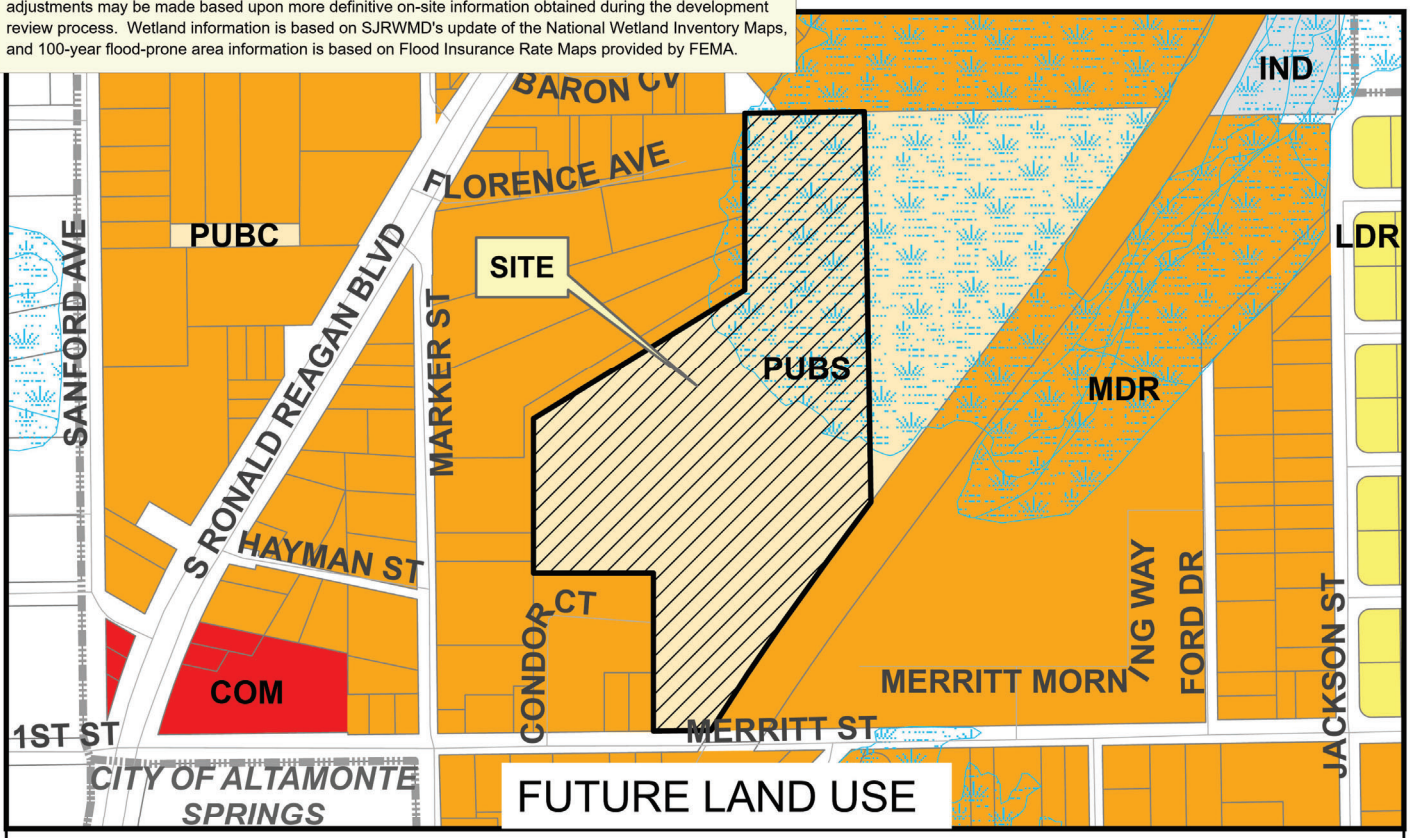
A community meeting was held on December 9, 2025, to discuss the overall Rosenwald Community Center project and was held by Seminole County Public Works, prior to submission of the rezone application. Since that meeting covered the full scope of the project, the Planning Manager has waived the requirement for a separate community meeting for the rezoning request.

Requested Action:

Staff requests the Planning and Zoning Commission recommend to the Board of County Commissioners adoption of the Ordinance enacting a rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) as per the following motion:

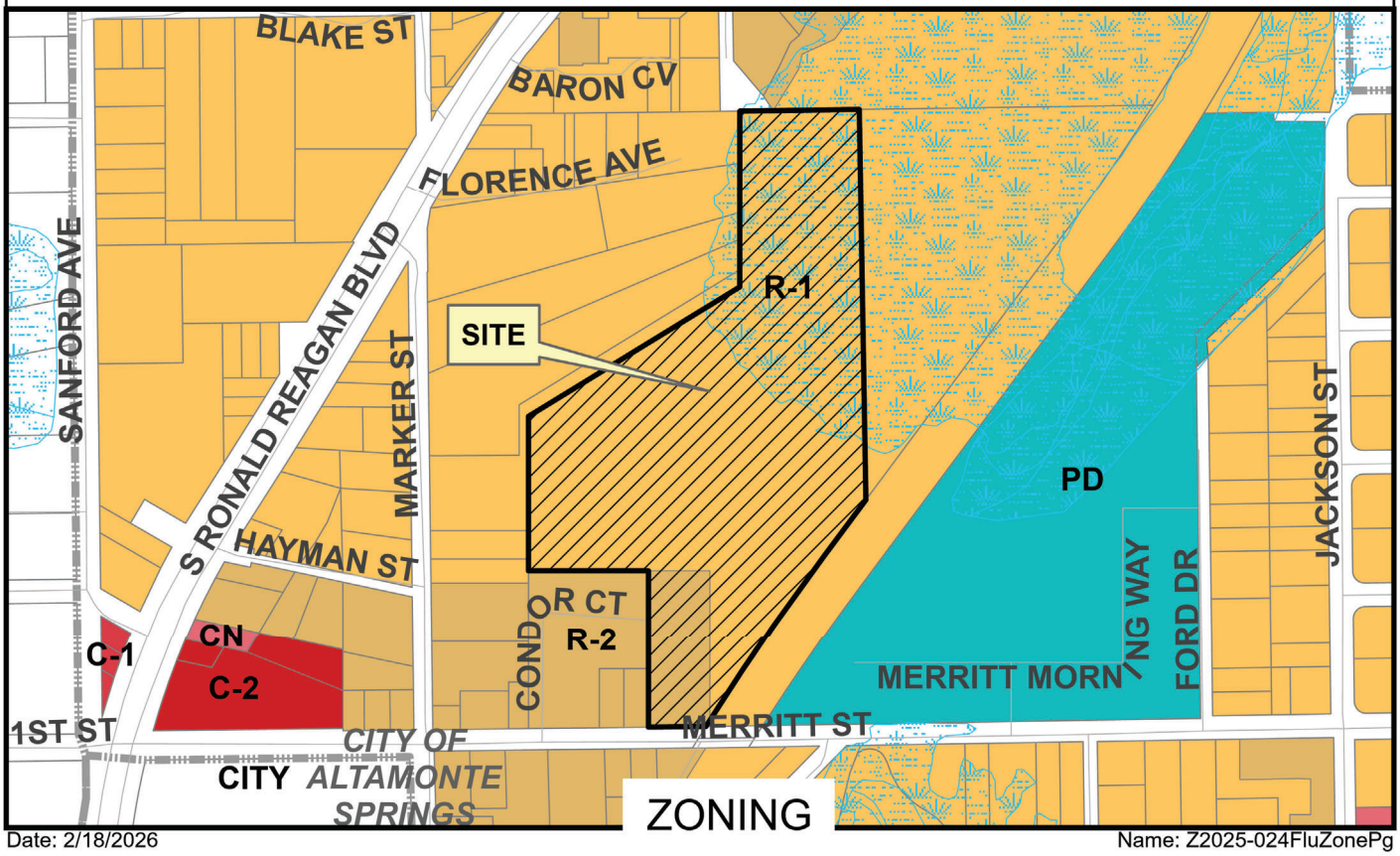
Based on Staff’s findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request is consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code, and recommends the Board of County Commissioners adopt the Ordinance enacting a rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions), on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd.

The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.

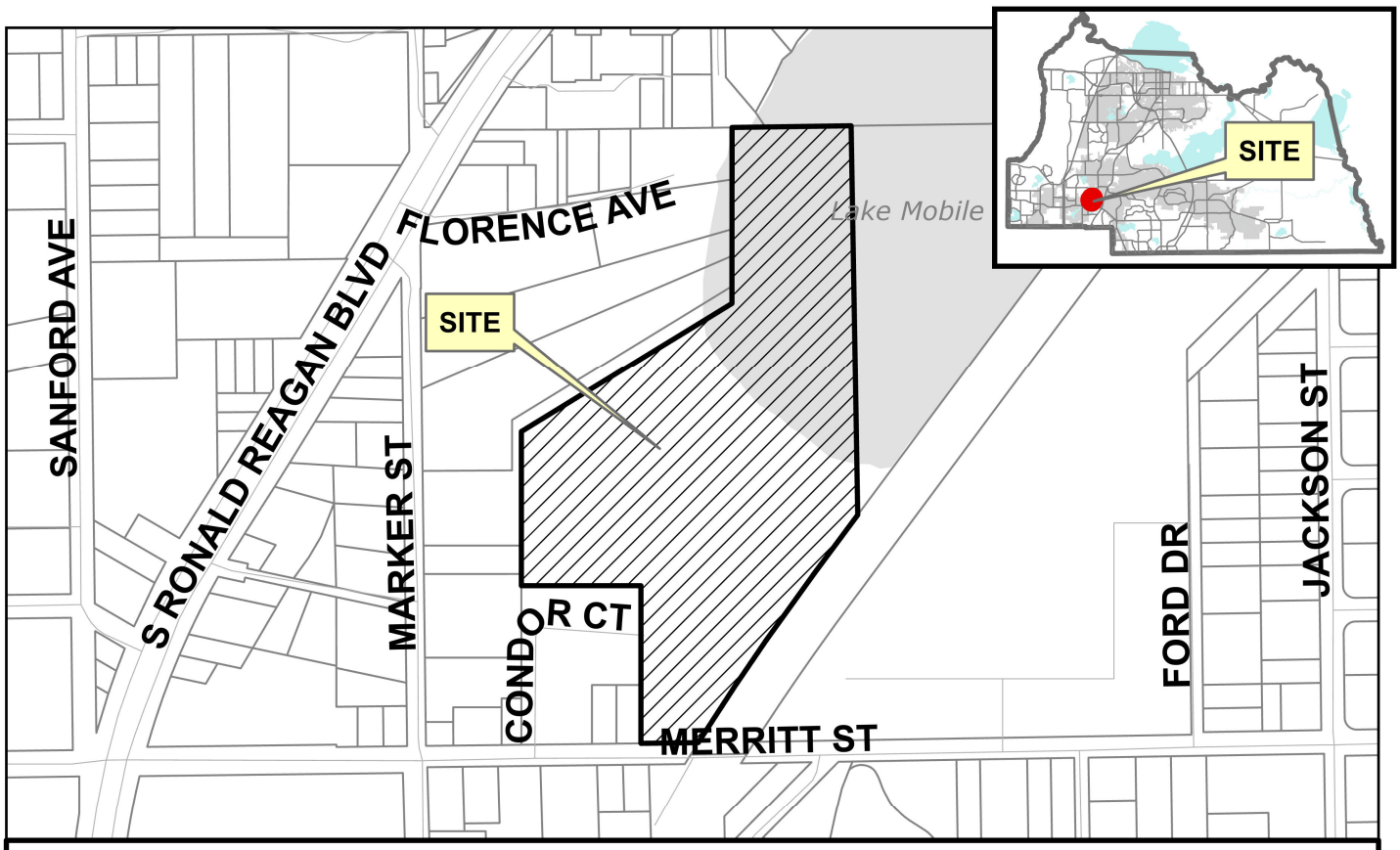


Applicant: Chris Ley
STR/Acres/District: 7-21-30 / 4.31+/- acres / District 4
Existing Use: Vacant (former school site)
Special Notes: Max. Net Density = 0.65 FAR

Rezone No: Z2025-024
From: R-1/R-2 To: PLI



Date: 2/18/2026
Name: Z2025-024FluZonePg



Rezone No: Z2025-024

Parcels

N



Winter 2025 Color Aerials

Date: 2/18/2026

Name: Z2025-024LocationAerial

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO 1096 MERRITT STREET LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-1 (SINGLE-FAMILY DWELLING) AND R-2 (ONE- AND TWO-DWELLING) ZONING CLASSIFICATION TO THE PLI (PUBLIC LANDS AND INSTITUTION) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Rosenwald Community Center Rezone, dated May 12, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from R-1 (Single-Family Dwelling) and R-2 (ONE- AND TWO-DWELLING) to PLI (Public Lands and Institutions).

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT "B" FOR BOUNDARY SURVEY

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 12th day of May 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION (VESTING DEED - ORB 9465, PG. 1105):

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE EAST 79.15 FEET TO A POINT 85 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACT OF THE A. C. L. RAILROAD; THENCE N 45º15' E PARALLEL WITH SAID RAILROAD TRACT, 305.1 FEET; THENCE NORTH TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE WEST 297 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE SOUTH
368.2 FEET; THENCE S 58º43' W, 502 FEET ON A LINE WHICH WHEN PRODUCED WILL INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION AT A POINT 774 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SE 1/4 OF SW 1/4 OF SAID SECTION; THENCE SOUTH 356.1 FEET, THENCE EAST 423.65 FEET; THENCE SOUTH 310 FEET TO BEGINNING; SEMINOLE COUNTY, FLORIDA.

LESS: PER O.R. BOOK 813, PAGE 312, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 25 FEET NORTH AND 79.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; RUN THENCE 45º15' E, 305.1 FEET; THENCE NORTH
106.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD; THENCE SOUTHWESTERLY ALONG EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE EAST ALONG NORTH RIGHT-OF-WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE NORTH 310 FEET; THENCE WEST 40.8 FEET; THENCE SOUTH 310 FEET; THENCE EAST
40.8 FEET TO PLACE OF

BEGINNING. TOGETHER

WITH:

BEGIN 40.8 FEET WEST OF THE BURIED IRON SITUATED A GOVERNMENT 1/4 SECTION POST ON SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SAID 1/4 SECTION POST BEING SITUATED 2,587 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7; RUN FROM SAID

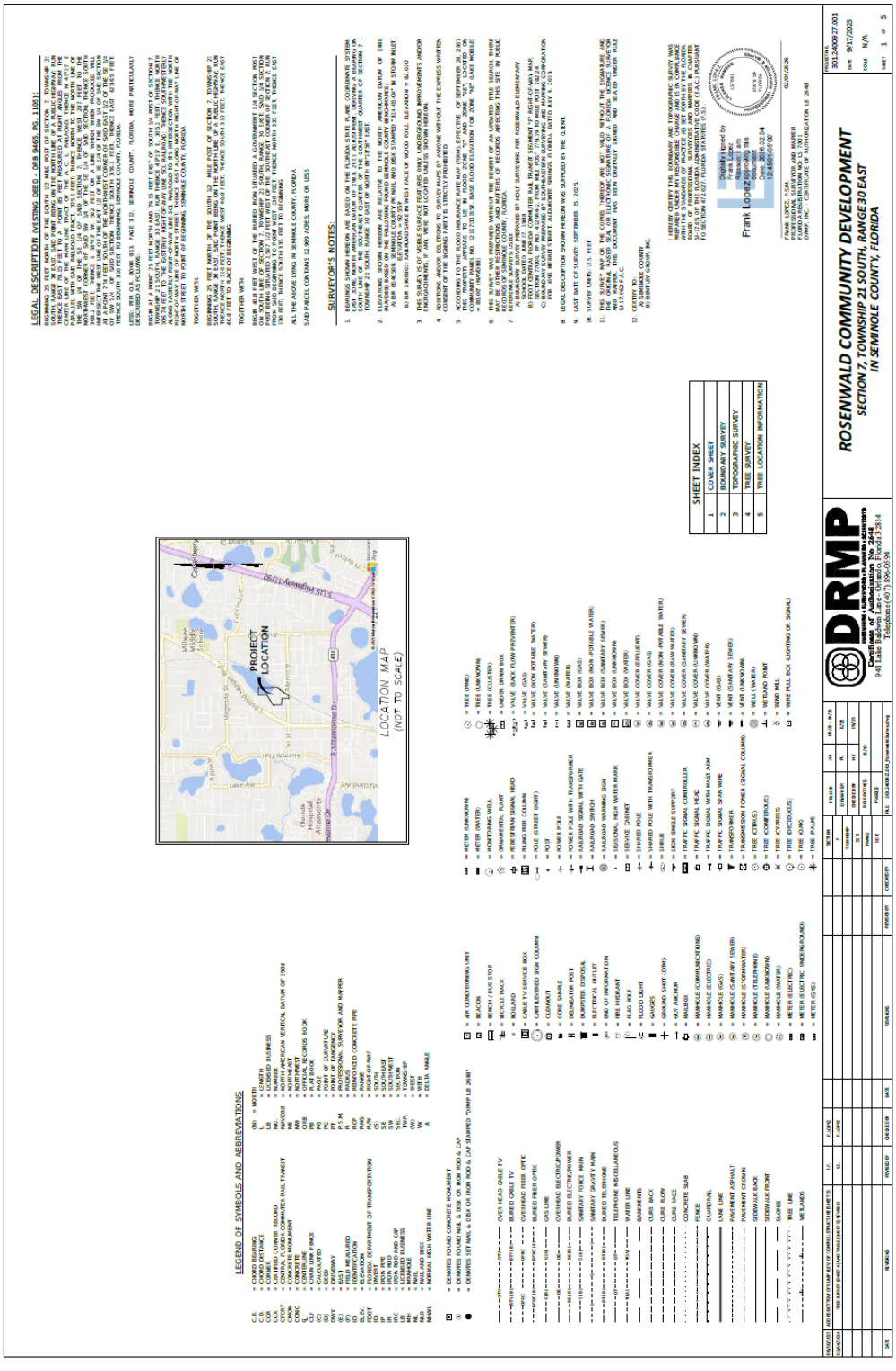
BEGINNING TO POINT WEST 130 FEET: THENCE NORTH 335 FEET; THENCE EAST 130 FEET; THENCE SOUTH 335 FEET TO BEGINNING.

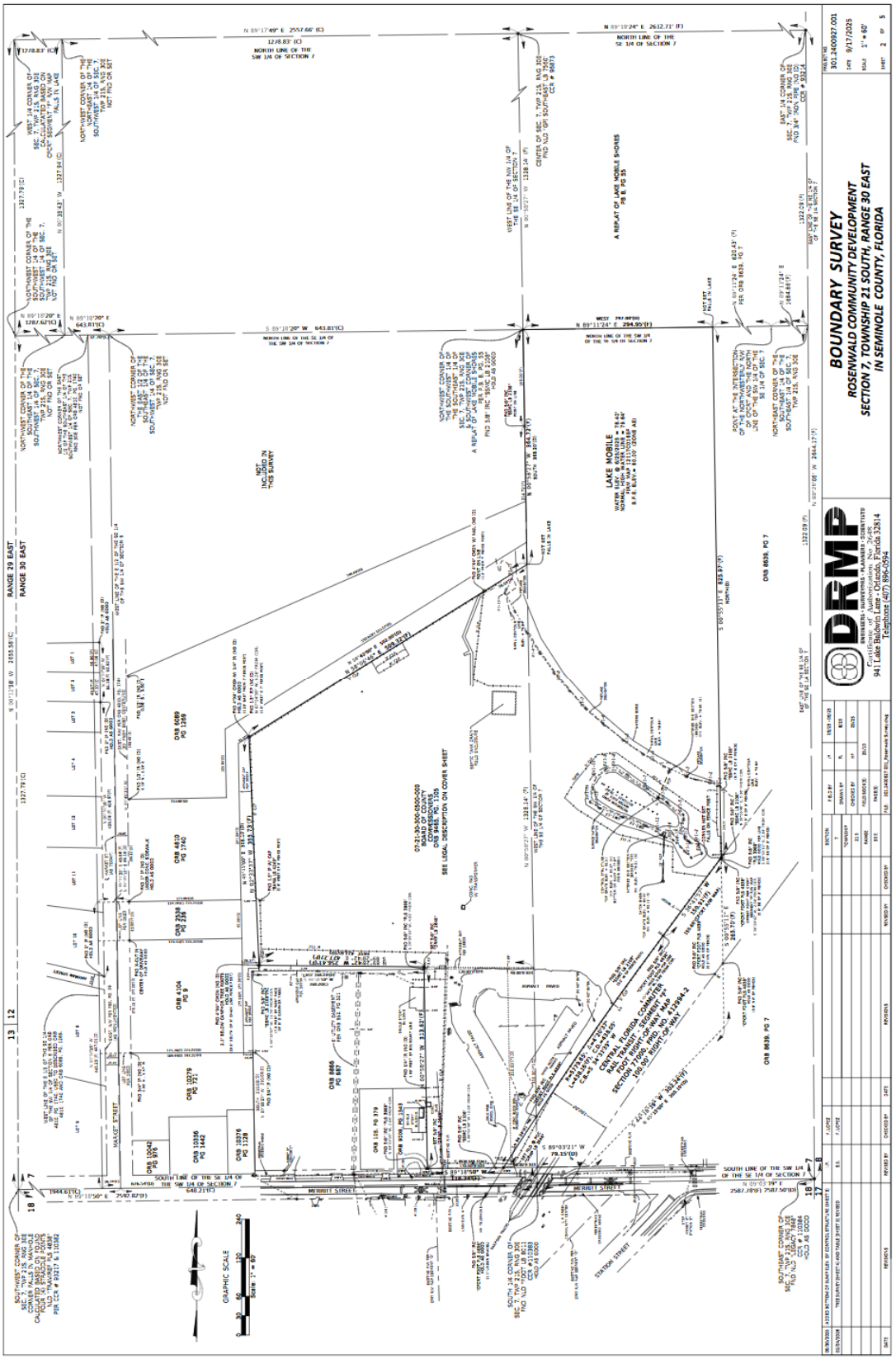
ALL THE ABOVE LYING IN SEMINOLE

COUNTY, FLORIDA. SAID PARCEL CONTAINS

12.969 ACRES, MORE OR LESS

EXHIBIT B
BOUNDARY SURVEY




BOUNDARY SURVEY
ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA
DRMP
941 Lake Baldwin Lane - Orlando, Florida 32814
Telephone (407) 896-0594
RANGE 29 EAST
RANGE 30 EAST
LAKE MOBILE
MERRITT STREET
STATION STREET
GRAPHIC SCALE

LEGEND OF SYMBOLS AND ABBREVIATIONS

C.B.	= CHORD BEARING	(N)	= NORTH
C.D.	= CHORD DISTANCE	L	= LENGTH
COR	= CORNER	LB	= LICENSED BUSINESS
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFCRT	= CENTRAL FLORIDA COMMUTER RAIL TRANSIT	NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988
CMON	= CONCRETE MONUMENT	NE	= NORTHEAST
CONC.	= CONCRETE	NW	= NORTHWEST
℄	= CENTERLINE	ORB	= OFFICIAL RECORDS BOOK
CLF	= CHAIN LINK FENCE	PB	= PLAT BOOK
(C)	= CALCULATED	PG	= PAGE
(D)	= DEED	PC	= POINT OF CURVATURE
DWY	= DRIVEWAY	PT	= POINT OF TANGENCY
(E)	= EAST	P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
(F)	= FIELD MEASURED	R	= RADIUS
ID	= IDENTIFICATION	RCP	= REINFORCED CONCRETE PIPE
ELEV.	= ELEVATION	RNG.	= RANGE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	= RIGHT-OF-WAY
ID.	= INVERT	(S)	= SOUTH
IP	= IRON PIPE	SE	= SOUTHEAST
IR	= IRON ROD	SW	= SOUTHWEST
IRC	= IRON ROD AND CAP	SEC.	= SECTION
LB	= LICENSED BUSINESS	TWP.	= TOWNSHIP
MH	= MANHOLE	(W)	= WEST
NL	= NAIL	W/	= WITH
NLD	= NAIL AND DISK	Δ	= DELTA ANGLE
NHWL	= NORMAL HIGH WATER LINE		

⊡ = DENOTES FOUND CONCRETE MONUMENT

⊙ = DENOTES FOUND NAIL & DISK OR IRON ROD & CAP

● = DENOTES SET NAIL & DISK OR IRON ROD & CAP STAMPED "DRMP LB 2648"

OTV OVER HEAD CABLE TV

BTV(B) BURIED CABLE TV

OFOC OVERHEAD FIBER OPTIC

BFOC(B) BURIED FIBER OPTIC

G(B) GAS LINE

OE OVERHEAD ELECTRIC/POWER

BE(B) BURIED ELECTRIC/POWER

S(B) SANITARY FORCE MAIN

S SANITARY GRAVITY MAIN

BT(B) BURIED TELEPHONE

OT TELEPHONE MISCELLANEOUS

W(A) WATER LINE

BANKMENTS

CURB BACK

CURB FLOW

CURB FACE

CONCRETE SLAB

FENCE

GUARDRAIL

LANE LINE

PAVEMENT ASPHALT

PAVEMENT CROWN

SIDEWALK BACK

SIDEWALK FRONT

SLOPES

TREE LINE

WETLANDS

= AIR CONDITIONING UNIT

= BEACON

= BENCH / BUS STOP

= BICYCLE RACK

= BOLLARD

= CABLE TV SERVICE BOX

= CANTILEVERED SIGN COLUMN

= CLEANOUT

= CORE SAMPLE

= DELINEATOR POST

= DUMPSTER DISPOSAL

= ELECTRICAL OUTLET

EOI = END OF INFORMATION

= FIRE HYDRANT

= FLAG POLE

= FLOOD LIGHT

= GAUGES

= GROUND SHOT (DTM)

= GUY ANCHOR

= MAILBOX

= MANHOLE (COMMUNICATIONS)

= MANHOLE (ELECTRIC)

= MANHOLE (GAS)

= MANHOLE (SANITARY SEWER)

= MANHOLE (STORMWATER)

= MANHOLE (TELEPHONE)

= MANHOLE (UNKNOWN)

= MANHOLE (WATER)

= METER (ELECTRIC)

= METER (ELECTRIC UNDERGROUND)

= METER (GAS)

= METER (UNKNOWN)

= METER (WATER)

= MONITORING WELL

= ORNAMENTAL PLANT

= PEDESTRIAN SIGNAL HEAD

= PILING PIER COLUMN

= POLE (STREET LIGHT)

= POST

= POWER POLE

= POWER POLE WITH TRANSFORMER

= RAILROAD SIGNAL WITH GATE

= RAILROAD SWITCH

= RAILROAD WARNING SIGN

= SEASONAL HIGH WATER MARK

= SERVICE CABINET

= SHARED POLE

= SHARED POLE WITH TRANSFORMER

= SHRUB

= SIGN SINGLE SUPPORT

= TRAFFIC SIGNAL CONTROLLER

= TRAFFIC SIGNAL HEAD

= TRAFFIC SIGNAL WITH MAST ARM

= TRAFFIC SIGNAL SPAN WIRE

= TRANSFORMER

= TRANSMISSION TOWER (SIGNAL COLUMN)

= TREE (CITRUS)

= TREE (CONIFEROUS)

= TREE (CYPRESS)

= TREE (DECIDUOUS)

= TREE (OAK)

= TREE (PALM)

= TREE (PINE)

= TREE (UNKNOWN)

= TREE (CLUSTER)

= UNDER DRAIN BOX

= VALVE (BACK FLOW PREVENTER)

= VALVE (GAS)

= VALVE (NON POTABLE WATER)

= VALVE (SANITARY SEWER)

= VALVE (UNKNOWN)

= VALVE (WATER)

= VALVE BOX (GAS)

= VALVE BOX (NON -POTABLE WATER)

= VALVE BOX (SANITARY SEWER)

= VALVE BOX (UNKNOWN)

= VALVE BOX (WATER)

= VALVE COVER (EFFLUENT)

= VALVE COVER (GAS)

= VALVE COVER (NON -POTABLE WATER)

= VALVE COVER (RAW WATER)

= VALVE COVER (SANITARY SEWER)

= VALVE COVER (UNKNOWN)

= VALVE COVER (WATER)

= VENT (GAS)

= VENT (SANITARY SEWER)

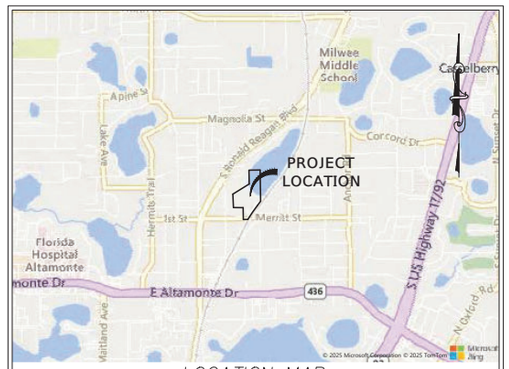
= VENT (UNKNOWN)

= WELL (WATER)

= WETLAND POINT

= WIND MILL

= WIRE PULL BOX (LIGHTING OR SIGNAL)



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION (VESTING DEED - ORB 9465, PG. 1105):

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE EAST 79.15 FEET TO A POINT 85 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACT OF THE A. C. L. RAILROAD; THENCE N 45°15' E PARALLEL WITH SAID RAILROAD TRACT, 305.1 FEET; THENCE NORTH TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE WEST 297 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE SOUTH 368.2 FEET; THENCE S 58°43' W, 502 FEET ON A LINE WHICH WHEN PRODUCED WILL INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION AT A POINT 774 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SE 1/4 OF SW 1/4 OF SAID SECTION; THENCE SOUTH 356.1 FEET, THENCE EAST 423.65 FEET; THENCE SOUTH 310 FEET TO BEGINNING; SEMINOLE COUNTY, FLORIDA.

LESS: PER O.R. BOOK 813, PAGE 312, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 25 FEET NORTH AND 79.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; RUN THENCE 45°15' E. 305.1 FEET; THENCE NORTH 106.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD; THENCE SOUTHWESTERLY ALONG EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE EAST ALONG NORTH RIGHT-OF-WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE NORTH 310 FEET; THENCE WEST 40.8 FEET; THENCE SOUTH 310 FEET; THENCE EAST 40.8 FEET TO PLACE OF BEGINNING.

TOGETHER WITH:

BEGIN 40.8 FEET WEST OF THE BURIED IRON SITUATED A GOVERNMENT 1/4 SECTION POST ON SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SAID 1/4 SECTION POST BEING SITUATED 2,587 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7; RUN FROM SAID BEGINNING TO POINT WEST 130 FEET: THENCE NORTH 335 FEET; THENCE EAST 130 FEET; THENCE SOUTH 335 FEET TO BEGINNING.

ALL THE ABOVE LYING IN SEMINOLE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 12.969 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, DERIVING A BEARING ON SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 , TOWNSHIP 21 SOUTH, RANGE 30 EAST OF NORTH 89°18'50" EAST.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88) BASED ON THE FOLLOWING FOUND SEMINOLE COUNTY BENCHMARKS:
   A) BM 8140504: SEMINOLE COUNTY PK NAIL AND DISK STAMPED "814-05-04" IN STORM INLET. ELEVATION = 92.559'
   B) BM 1966801: RAILROAD SPIKE IN WEST FACE OF WOOD POLE. ELEVATION = 82.010'
3. THIS SURVEY IS OF VISIBLE SURFACE FEATURES ONLY. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED UNLESS SHOWN HEREON.
4. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS BY ANYONE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING PARTY IS STRICTLY PROHIBITED.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), EFFECTIVE OF SEPTEMBER 28, 2007 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AND ZONE "AE", LOCATED ON COMMUNITY PANEL NO. 12117C0165F. BASE FLOOD ELEVATION FOR ZONE "AE" (LAKE MOBILE) = 80.00' (NAVD88)
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE SEARCH. THERE MAY BE OTHER RESTRICTIONS AND MATTERS OF RECORDS AFFECTING THIS SITE IN PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
7. REFERENCE SURVEYS USED:
   A) BOUNDARY SURVEY PREPARED BY HOLT SURVEYING FOR ROSENWALD ELEMENTARY SCHOOL DATED JUNE17, 1988.
   B) FDOT CENTRAL FLORIDA COMMUTER RAIL TRANSIT SEGMENT "F" RIGHT-OF-WAY MAP, SECTION 77000, FP NO. 412994-2. FROM MILE POST 779.39 TO MILE POST 782.24.
   C) BOUNDARY SURVEY PREPARED BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION FOR 1096 MERRIT STREET, ALTAMONTE SPRINGS, FLORIDA, DATED JULY 9, 2019.
8. LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
9. LAST DATE OF SURVEY: SEPTEMBER 15, 2025.
10. SURVEY UNITS: U.S. FEET
11. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENCE SURVEYOR AND MAPPER. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062 F.A.C.
12. CERTIFY TO:
    A) SEMINOLE COUNTY
    B) BENTLEY GROUP, INC.

SHEET INDEX	
1	COVER SHEET
2	BOUNDARY SURVEY
3	TOPOGRAPHIC SURVEY
4	TREE SURVEY
5	TREE LOCATION INFORMATION

I HEREBY CERTIFY THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES (F.S.).

Digitally signed by Frank Lopez
Reason: I am approving this document
Date: 2026.02.04 12:45:01-05'00'

FRANK LOPEZ LICENSE NUMBER LS7001 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

02/04/2026

FRANK LOPEZ, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO: LS 7001
DRMP, INC. - CERTIFICATE OF AUTHORIZATION LB 2648

DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ

SECTION	7
TOWNSHIP	21 S
RANGE	30 E

FIELD BY	JH	05/25 - 09/25
DRAWN BY	FL	8/25
CHECKED BY	HF	09/25
FIELD BOOK(S)	25/10	
PAGE(S)		

FILE: 301.2400927.001_Rosenwald Survey.dwg

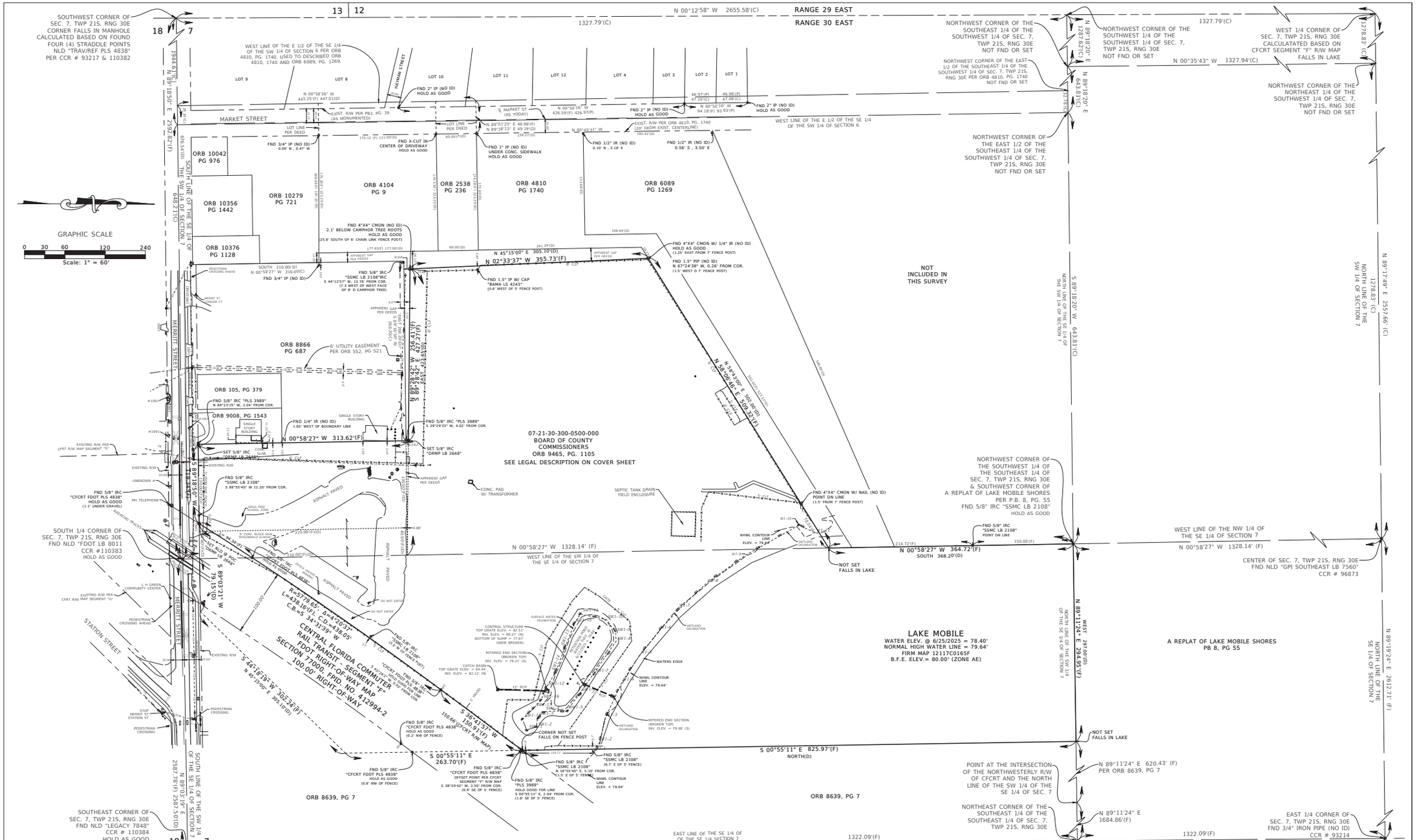
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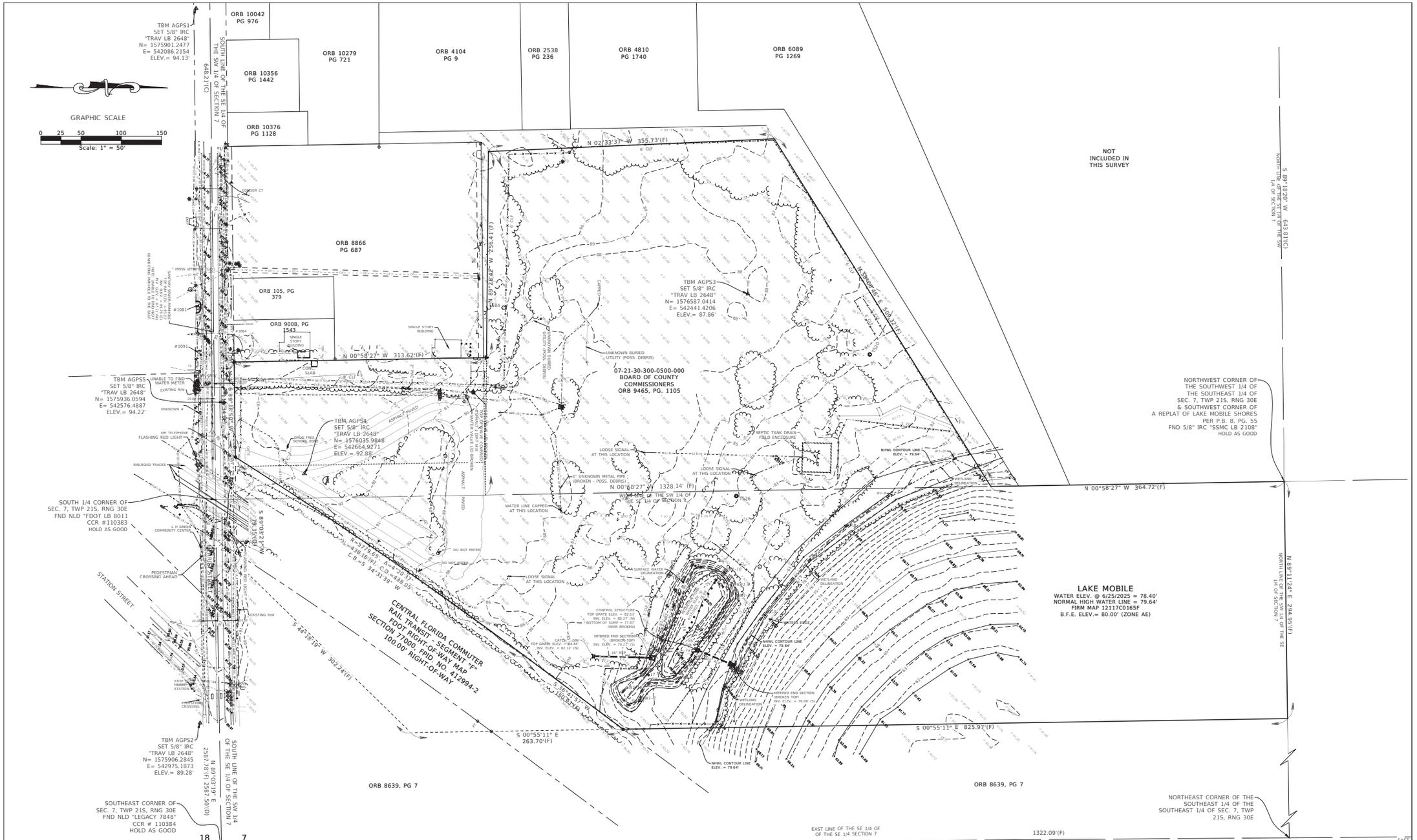
ROSENWALD COMMUNITY DEVELOPMENT

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST IN SEMINOLE COUNTY, FLORIDA

PROJECT NO.	301.2400927.001
DATE	9/17/2025
SCALE	N/A
SHEET	1 OF 5

824


SOUTHWEST CORNER OF SEC. 7, TWP 21S, RNG 30E CORNER FALLS IN MANHOLE CALCULATED BASED ON FOUND FOUR (4) STRADDLE POINTS NLD "TRAVIREF PLS 4838" PER CCR # 93217 & 110382
RANGE 29 EAST
RANGE 30 EAST
N 00°12'58" W 2655.58'(C)
1327.79'(C)
NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET
NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET
WEST 1/4 CORNER OF SEC. 7, TWP 21S, RNG 30E CALCULATATED BASED ON CFCRT SEGMENT "F" R/W MAP FALLS IN LAKE
NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET
NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E PER ORB 4810, PG. 1740 NOT FND OR SET
N 89°18'20" E 643.81'(C)
N 00°35'43" W 1327.94'(C)
WEST LINE OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6
NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET
SOUTH LINE OF THE SE 1/4 OF SECTION 7
S 89°18'20" W 643.81'(C)
NORTH LINE OF THE SW 1/4 OF SECTION 7
N 89°17'49" E 2557.66' (C)
NORTH LINE OF THE SW 1/4 OF SECTION 7
1278.83'(C)
GRAPHIC SCALE
0 30 60 120 240
Scale: 1" = 60'
ORB 10042 PG 976
ORB 10279 PG 721
ORB 4104 PG 9
ORB 2538 PG 236
ORB 4810 PG 1740
ORB 6089 PG 1269
ORB 10356 PG 1442
ORB 10376 PG 1128
ORB 8866 PG 687
ORB 105, PG 379
ORB 9008, PG 1543
MARKET STREET
MERRITT STREET
STATION STREET
HANNAH STREET
LOT 9
LOT 8
LOT 10
LOT 11
LOT 12
LOT 4
LOT 3
LOT 2
LOT 1
FND 3/4" IP (NO ID) 0.00' N , 0.47' W
FND X-CUT IN CENTER OF DRIVEWAY HOLD AS GOOD
FND 1" IP (NO ID) UNDER CONC. SIDEWALK HOLD AS GOOD
FND 1/2" IR (NO ID) 0.10' N , 2.18' E
FND 1/2" IR (NO ID) 0.56' S , 3.50' E
FND 2" IP (NO ID) HOLD AS GOOD
FND 4"X4" CMON (NO ID) 2.1' BELOW CAMPHOR TREE ROOTS HOLD AS GOOD (25.8' SOUTH OF 6' CHAIN LINK FENCE POST)
FND 4"X4" CMON W/ 1/4" IR (NO ID) HOLD AS GOOD (1.25' EAST FROM 7' FENCE POST)
FND 1.5" PIP (NO ID) N 67°24'38" W, 0.26' FROM COR. (1.5' WEST O 7' FENCE POST)
FND 1.5" IP W/ CAP "BAMA LS 4243" (0.6' WEST OF 5' FENCE POST)
FND 5/8" IRC "SSMC LB 2108"IRC S 44°12'57" W, 13.76' FROM COR. (7.3 WEST OF WEST FACE OF 8' D CAMPHOR TREE)
N 45°15'00" E 305.19'(D)
N 02°33'37" W 355.73'(F)
SOUTH 310.00'(D) N 00°58'27" W 310.00'(C)
FND 3/4" IP (NO ID)
NOT INCLUDED IN THIS SURVEY
N 89°29'42" W 1355.44' (F) 1327.21'(C) 1323.85'(D)
N 89°29'42" W 1323.85'(D)
N 89°29'42" W 1323.85'(D)
N 89°29'42" W



DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ				
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ				

SECTION	7
TOWNSHIP	21 S
RANGE	30 E

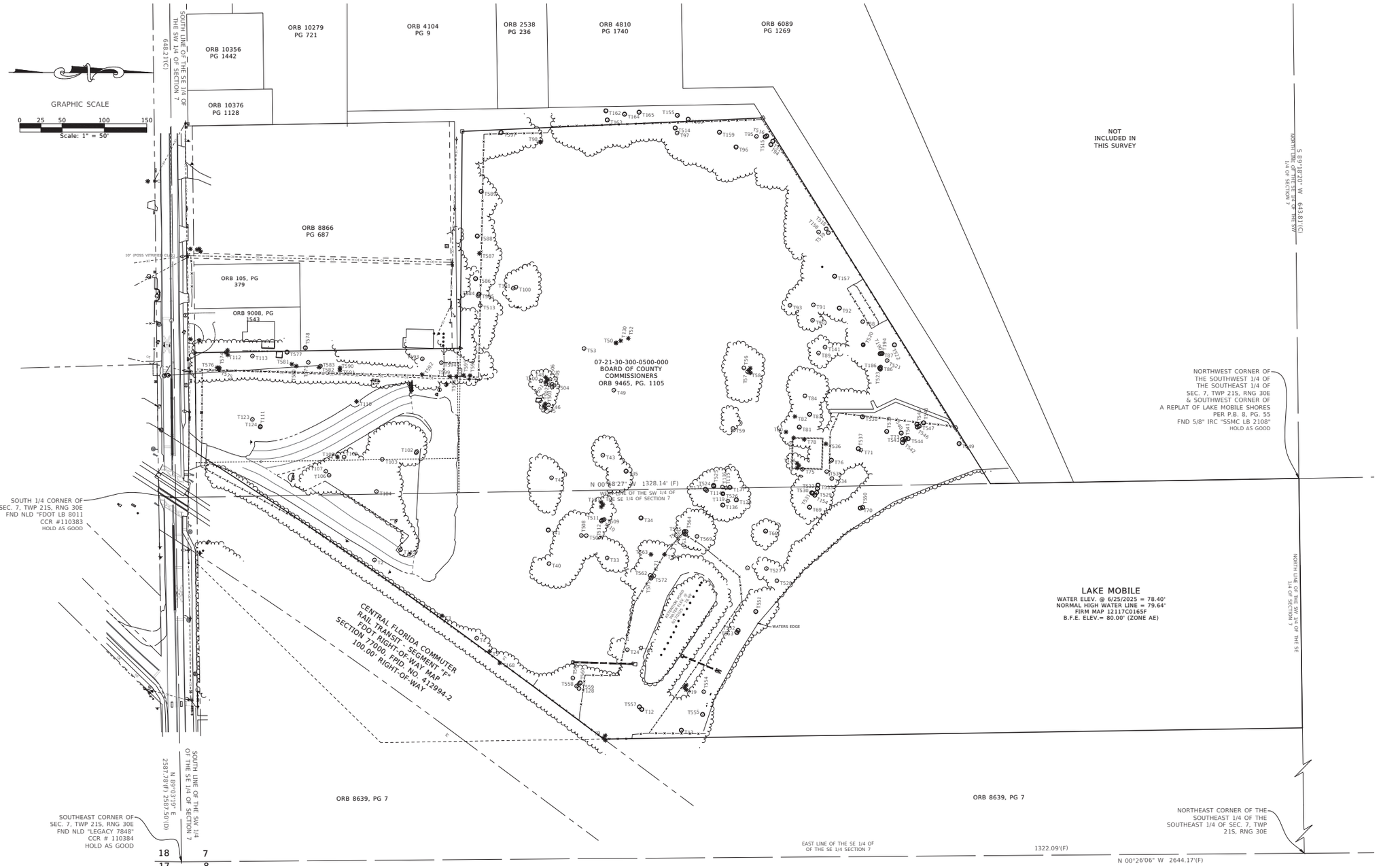
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TOPOGRAPHIC SURVEY

ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA

PROJECT NO.	301.2400927.001
DATE	9/17/2025
SCALE	1" = 50'
SHEET	3 OF 5



DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ				
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SECTION	7
TOWNSHIP	21 S
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TREE SURVEY

ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA

PROJECT NO.	301.2400927.001
DATE	9/17/2025
SCALE	1" = 50'
SHEET	4 OF 5

Tree Location Information

FID	Northing	Easting	Diameter at Breast Height	Type - Description
T2	1576160.80	542771.19	27"	Live oak (Quercus virginiana) - No significant defects.
T3	1576240.74	542837.11	21"	Cabbage palm (Sabal palmetto) - No significant defects.
T4	1576281.68	542863.67	19"	Live oak (Quercus virginiana) - No significant defects.
T5	1576296.89	542879.33	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T9	1576431.68	542981.62	11"	Dwarf palmetto (Sabal minor) - No significant defects.
T12	1576476.84	542947.80	201"	Camphor tree (Camphora officinarum) - No significant defects.
T13	1576523.59	542972.42	16"	Camphor tree (Camphora officinarum) - No significant defects.
T19	1576527.35	542921.89	16"	Dwarf palmetto (Sabal minor) - No significant defects.
T24	1576459.68	542877.28	6" & 8"	Live oak - Double (Quercus virginiana) - No significant defects.
T33	1576435.83	542768.82	19"	Live oak (Quercus virginiana) - No significant defects.
T34	1576475.92	542721.49	19"	Camphor tree (Camphora officinarum) - Tree has fallen towards the east.
T35	1576458.29	542666.17	12"	amphor tree (Camphora officinarum) - Tree has fallen towards the west. Visible roots
T40	1576367.11	542775.52	31"	Live oak (Quercus virginiana) - No significant defects.
T41	1576366.26	542735.76	8"	Southern magnolia (Magnolia grandiflora) - No significant defects.
T42	1576370.19	542674.01	23"	Live oak (Quercus virginiana) - No significant defects.
T43	1576430.85	542647.33	15"	Laurel oak (Quercus laurifolia) - No significant defects.
T45	1576360.84	542589.22	6"	Dwarf palmetto (Sabal minor) - No significant defects.
T46	1576366.47	542587.79	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T48	1576365.24	542558.06	9.5"	Dwarf palmetto (Sabal minor) - No significant defects.
T49	1576443.76	542570.45	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T50	1576446.51	542514.55	8"	Queen Palm (Syagrus romanzoffiana) - No significant defects.
T52	1576460.89	542509.09	10"	Queen palm (Syagrus romanzoffiana) - Head is dying, palm fronds are not appearing.
T53	1576408.59	542521.12	32"	Live oak (Quercus virginiana) - No significant defects.
T56	1576597.49	542544.02	25"	Live oak (Quercus virginiana) - No significant defects.
T57	1576602.01	542548.67	20"	Live oak (Quercus virginiana) - No significant defects.
T58	1576603.23	542547.12	11"	Dwarf palmetto (Sabal minor) - No significant defects.
T59	1576584.63	542615.64	31"	Live oak (Quercus virginiana) - Subject to die soon, significant tree rot present
T61	1576475.95	542875.25	18"	Slash pine (Pinus elliottii) - No significant defects.
T66	1576623.21	542737.00	12"	Pignut hickory (Carya glabra) - No significant defects.
T69	1576675.18	542708.78	11"	Camphor tree (Camphora officinarum) - No significant defects.
T70	1576735.11	542709.78	6"	Wax mrytle (Morella cerifera) - No significant defects.
T71	1576735.84	542641.29	25"	lash pine (Pinus elliottii) - Trunk is split from 2 ft from the ground to 35 ft in the air
T73	1576785.09	542628.68	49"	Camphor tree (Camphora officinarum) - No significant defects.
T75	1576666.73	542663.81	6"	Laurel oak (Quercus laurifolia) - No significant defects.
T76	1576700.92	542653.23	24"	Camphor tree (Camphora officinarum) - No significant defects.
T78	1576668.81	542628.73	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T79	1576656.31	542626.75	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T80	1576647.32	542619.89	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T81	1576663.02	542614.04	(3) 7"	Camphor tree - Triple (Camphora officinarum) - No significant defects.
T82	1576657.84	542601.55	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T83	1576675.18	542598.94	6",5",3"	Camphor tree - Triple (Camphora officinarum) - No significant defects.
T84	1576669.69	542577.18	29"	Live oak (Quercus virginiana) - No significant defects.
T86	1576759.13	542542.99	28"	Live oak (Quercus virginiana) - Tree is dead; snag.
T87	1576759.85	542526.77	32"	Slash pine (Pinus ellittoii) - No significant defects.
T88	1576738.03	542489.36	24"	Live oak (Quercus virginiana) - No significant defects.
T89	1576685.78	542526.44	19"	Live oak (Quercus virginiana) - No significant defects.
T90	1576678.72	542487.75	25"	Live oak (Quercus virginiana) - No significant defects.
T91	1576679.69	542469.54	15"	Live oak (Quercus virginiana) - No significant defects.
T92	1576710.33	542473.30	18"	Camphor tree (Camphora officinarum) - No significant defects.
T93	1576652.02	542470.07	21"	Live oak (Quercus virginiana) - Appears to be dead
T94	1576629.40	542279.98	153"	Camphor tree (Camphora officinarum) - No significant defects.
T95	1576612.35	542270.26	30"	Live oak (Quercus virginiana) - No significant defects.
T96	1576588.23	542282.81	150"	Camphor tree (Camphora officinarum) - No significant defects.
T97	1576518.58	542266.27	22"	Live oak (Quercus virginiana) - No significant defects.
T98	1576357.28	542276.91	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T100	1576328.05	542448.59	23"	Live oak (Quercus virginiana) - No significant defects.
T101	1576324.79	542449.88	6",7",4"	Laurel oak - Triple (Quercus laurifolia) - No significant defects.
T102	1576210.09	542644.28	23"	Live oak (Quercus virginiana) - No significant defects.
T103	1576170.00	542652.16	49"	Live oak (Quercus virginiana) - No significant defects.
T104	1576163.20	542690.22	153"	Live oak (Quercus virginiana) - No significant defects.
T105	1576191.61	542759.02	25"	Live oak (Quercus virginiana) - No significant defects.
T106	1576107.13	542671.01	31"	Live oak (Quercus virginiana) - No significant defects.
T107	1576103.28	542666.22	36"	Live oak (Quercus virginiana) - No significant defects.
T108	1576117.12	542649.41	9"	Cabbage palm (Sabal minor) - No significant defects.
T109	1576124.89	542649.44	17"	Live oak (Quercus virginiana) - Snag - bottom 7 ft of trunk is rotten, bark falling off.
T110	1576139.60	542583.72	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T111	1576025.91	542613.07	19"	Southern silky oak (Grevillea robusta) - No significant defects.
T112	1575985.23	542525.87	19"	Dwarf palmetto (Sabal minor) - No significant defects.
T113	1576016.54	542530.00	29"	Laurel oak (Quercus laurifolia) - No significant defects.
T114	1576553.60	542689.11	5"	Live oak (Quercus virginiana) - No significant defects.
T115	1576576.34	542685.84	31"	Slash pine (Pinus elliottii) - No significant defects.
T116	1576572.22	542684.84	27"	Laurel oak (Quercus laurifolia) - No significant defects.
T119	1576578.68	542701.31	31"	Slash pine (Pinus elliottii) - No significant defects.
T120	1576588.60	542700.05	6" & 8"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T123	1576016.49	542604.95	19"	Southern silky oak (Grevillea robusta) - No significant defects.
T124	1576025.78	542613.97	19"	Southern silky oak (Grevillea robusta) - No significant defects.
T126	1576662.56	542659.58	19"	Dwarf palmetto (Sabal minor) - No significant defects.
T128	1576402.64	542923.28	15"	Live oak (Quercus virginiana) - No significant defects.
T130	1576451.94	542511.94	8"	Queen Palm (Syagrus romanzoffiana) - Tree has no leaves and appears stressed out.
T131	1576430.95	542705.71	19"	Dwarf palmetto (Sabal minor) - No significant defects.

Tree Location Information

FID	Northing	Easting	Diameter at Breast Height	Type - Description
T132	1576552.07	542687.56	16"	Camphor tree (Camphora officinarum) - No significant defects.
T136	1576572.55	542706.20	8"	Camphor tree (Camphora officinarum) - No significant defects.
T137	1576580.98	542685.42	7"	Camphor tree (Camphora officinarum) - No significant defects.
T141	1576693.48	542519.52	15"	Live oak (Quercus virginiana) - Tree is dead; snag.
T154	1576681.37	542694.50	44" *	Camphor tree (Camphora officinarum) - No significant defects. * Conglomerate of Trunks grown together - measured around
T155	1576518.87	542245.33	5",5",5",8",4"	Camphor tree - Quintuple (Camphora officinarum) - No significant defects.
T157	1576704.78	542435.65	26"	Camphor tree (Camphora officinarum) - No significant defects.
T158	1576685.86	542383.41	19"	Camphor tree (Camphora officinarum) - No significant defects.
T159	1576568.64	542265.33	25"	Camphor tree (Camphora officinarum) - No significant defects.
T160	1576531.66	542249.98	29'	Camphor tree (Camphora officinarum) - No significant defects.
T162	1576434.38	542240.06	42",25",17", 16" 16",15",23"	Camphor tree (Camphora officinarum) - No significant defects. Large Cluster Grown Together
T163	1576436.01	542250.84	45"	Camphor tree (Camphora officinarum) - No significant defects.
T164	1576456.45	542244.02	44"	Camphor tree (Camphora officinarum) - No significant defects.
T165	1576473.67	542241.68	34"	Camphor tree (Camphora officinarum) - No significant defects.
T168	1576308.88	542892.95	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T186	1576758.13	542544.19	6"	Camphor tree (Camphora officinarum) - No significant defects.
T190	1576758.62	542527.32	5"	Camphor tree (Camphora officinarum) - No significant defects.
T194	1576760.84	542527.03	6"	Camphor tree (Camphora officinarum) - No significant defects.
T500	1576357.60	542559.36	8"	Slash pine (Pinus elliottii) - No significant defects.
T501	1576363.55	542563.24	10"	Slash pine (Pinus elliottii) - No significant defects.
T502	1576367.39	542563.94	8"	Slash pine (Pinus elliottii) - No significant defects.
T503	1576370.77	542566.90	9"	Slash pine (Pinus elliottii) - No significant defects.
T504	1576373.24	542564.87	7"	Slash pine (Pinus elliottii) - No significant defects.
T505	1576370.96	542563.18	10"	Slash pine (Pinus elliottii) - No significant defects.
T506	1576368.68	542557.48	7"	Slash pine (Pinus elliottii) - No significant defects.
T507	1576411.17	542742.42	18"	Live oak (Quercus virginiana) - No significant defects.
T508	1576405.38	542742.18	18"	Live oak (Quercus virginiana) - No significant defects.
T509	1576432.43	542723.31	9"	Laurel oak (Quercus laurifolia) - No significant defects.
T510	1576431.09	542723.74	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T511	1576429.42	542724.16	6"	Laurel oak (Quercus laurifolia) - No significant defects.
T512	1576429.04	542725.30	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T513	1576285.83	542470.25	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T514	1576516.36	542260.37	30"&24"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T515	1576622.69	542270.71	20"	Camphor tree (Camphora officinarum) - No significant defects.
T516	1576624.62	542269.72	12"	Camphor tree (Camphora officinarum) - No significant defects.
T517	1576631.77	542276.06	17"&6"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T518	1576694.81	542379.61	19"	Live oak (Quercus virginiana) - No significant defects.
T519	1576697.39	542384.21	22"	Live oak (Quercus virginiana) - No significant defects.
T520	1576738.55	542516.69	30"	Slash pine (Pinus elliottii) - No significant defects.
T521	1576766.87	542535.36	18"	Laurel oak (Quercus laurifolia) - No significant defects.
T522	1576775.50	542516.78	8"	Camphor tree (Camphora officinarum) - No significant defects.
T523	1576758.75	542545.38	6"	Camphor tree (Camphora officinarum) - No significant defects.
T524	1576561.92	542684.03	6"	Camphor tree (Camphora officinarum) - No significant defects.
T525	1576561.69	542683.03	7"	Camphor tree (Camphora officinarum) - No significant defects.
T526	1576572.72	542692.87	11"	Slash pine (Pinus elliottii) - Appears to be dying
T527	1576624.15	542781.33	18"	Live oak (Quercus virginiana) - No significant defects.
T528	1576636.55	542795.76	11"	Live oak (Quercus virginiana) - No significant defects.
T529	1576683.54	542691.38	36"	Camphor tree (Camphora officinarum) - No significant defects.
T530	1576677.74	542691.71	5"	Camphor tree (Camphora officinarum) - No significant defects.
T531	1576678.77	542692.24	5"	Camphor tree (Camphora officinarum) - No significant defects.
T532	1576684.52	542686.66	5",5",4",6"	Camphor tree - Quadruple (Camphora officinarum) - No significant defects.
T533	1576685.10	542682.71	(2) 5"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T534	1576701.50	542674.92	6"	Live oak (Quercus virginiana) - No significant defects.
T535	1576695.47	542666.71	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T536	1576694.34	542633.87	16"	Cabbage palm (Sabal palmetto) - No significant defects.
T537	1576732.83	542639.55	5",7",4",6"	Camphor tree - Quadruple (Camphora officinarum) - No significant defects.
T538	1576737.69	542601.80	44"	Camphor tree (Camphora officinarum) - No significant defects.
T539	1576766.40	542619.23	40"	Camphor tree (Camphora officinarum) - No significant defects.
T540	1576783.51	542621.04	25"	Camphor tree (Camphora officinarum) - No significant defects.
T541	1576788.55	542627.54	8"	Camphor tree (Camphora officinarum) - No significant defects.
T542	1576787.68	542630.03	9"	Cabbage palm (Sabal palmetto) - No significant defects.
T543	1576785.05	542632.32	8"	Camphor tree (Camphora officinarum) - No significant defects.
T544	1576791.74	542627.79	12"	Camphor tree (Camphora officinarum) - Appreas to be dying
T545	1576802.01	542610.66	6"	Camphor tree (Camphora officinarum) - No significant defects.
T546	1576802.59	542613.87	30"	Camphor tree (Camphora officinarum) - No significant defects.
T547	1576804.81	542612.91	25"	Camphor tree (Camphora officinarum) - No significant defects.
T548	1576810.03	542608.98	8"	Camphor tree (Camphora officinarum) - No significant defects.
T549	1576852.00	542633.55	7",6",4"	Camphor tree - Triple (Camphora officinarum) - No significant defects.
T550	1576737.91	542709.01	15"	Camphor tree (Camphora officinarum) - No significant defects.
T551	1576611.58	542832.14	38"	Camphor tree (Camphora officinarum) - No significant defects.
T552	1576590.69	542854.49	8"	Camphor tree (Camphora officinarum) - No significant defects.
T553	1576589.29	542856.85	31"	Camphor tree (Camphora officinarum) - No significant defects.
T554	1576550.08	542926.97	8"	Live oak (Quercus virginiana) - No significant defects.
T555	1576548.74	542953.86	12"	Camphor tree (Camphora officinarum) - No significant defects.
T557	1576474.07	542944.85	9"	Camphor tree (Camphora officinarum) - No significant defects.
T558	1576399.78	542920.20	15"	Live oak (Quercus virginiana) - No significant defects.
T559	1576402.31	542918.34	27"	Live oak (Quercus virginiana) - No significant defects.
T560	1576404.05	542916.49	17"	Camphor tree (Camphora officinarum) - No significant defects.

Tree Location Information

FID	Northing	Easting	Diameter at Breast Height	Type - Description
T561	1576395.34	542910.75	14"	Live oak (Quercus virginiana) - No significant defects.
T562	1576486.75	542789.29	13"	Laurel oak (Quercus laurifolia) - No significant defects.
T563	1576487.68	542764.55	12"	Cabbage palm (Sabal palmetto) - No significant defects.
T564	1576529.19	542737.34	9", 5"	Laurel oak - Double (Quercus laurifolia) - No significant defects.
T565	1576527.26	542737.31	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T566	1576526.71	542738.05	7"	Laurel oak (Quercus laurifolia) - No significant defects.
T567	1576528.78	542741.10	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T568	1576527.08	542740.12	9"	Laurel oak (Quercus laurifolia) - No significant defects.
T569	1576542.10	542743.31	20"	Live oak (Quercus virginiana) - No significant defects.
T570	1576503.71	542764.52	18"	Cabbage palm (Sabal palmetto) - No significant defects.
T571	1576490.95	542789.46	13", 4", 4"	Unable to identify - Triple Trunk - Appears to be dead
T572	1576489.03	542791.65	5",5"	Unable to identify - 5 trucks - No significant defects.
T573	1576487.57	542792.73	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T574	1575977.56	542543.93	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T575	1575977.24	542546.08	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T576	1575974.81	542543.59	13"	Cabbage palm (Sabal palmetto) - No significant defects.
T577	1576057.44	542525.40	20"	Camphor tree (Camphora officinarum) - No significant defects.
T578	1576079.13	542520.32	18"	Camphor tree (Camphora officinarum) - No significant defects.
T579	1576082.59	542537.54	20"	Laurel oak (Quercus laurifolia) - No significant defects.
T580	1576068.38	542541.86	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T581	1576063.12	542539.61	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T582	1576095.29	542543.47	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T583	1576096.97	542541.91	23"	Laurel oak (Quercus laurifolia) - No significant defects.
T584	1576283.06	542458.60	8"	Carolina Laurel Cherry Tree (Pronus Caroliniana) - No significant defects.
T585	1576284.33	542456.86	13"	Camphor tree (Camphora officinarum) - No significant defects.
T586	1576280.37	542438.46	42"	Camphor tree (Camphora officinarum) - No significant defects.
T587	1576284.83	542408.60	17"	Cabbage palm (Sabal palmetto) - No significant defects.
T588	1576282.30	542388.13	14"	Camphor tree (Camphora officinarum) - No significant defects.
T589	1576286.95	542335.35	21"	Camphor tree (Camphora officinarum) - No significant defects.
T590	1576120.01	542544.18	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T591	1576119.93	542546.57	10"	Cabbage palm (Sabal palmetto) - No significant defects.
T592	1576217.13	542551.91	19"	Cabbage palm (Sabal palmetto) - No significant defects.
T593	1576217.33	542533.34	23", 21"	Live oak - Double (Quercus virginiana) - No significant defects.
T594	1576239.93	542537.87	21"	Live oak - (Quercus virginiana) - No significant defects.
T595	1576266.07	542552.69	16"	Cabbage palm (Sabal palmetto) - No significant defects.
T596	1576273.82	542553.09	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T597	1576310.52	542265.69	76"	Camphor tree (Camphora officinarum) - No significant defects.
T598	1576257.59	542554.24	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T599	1576250.25	542554.31	10"	Cabbage palm (Sabal palmetto) - No significant defects.

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ				
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ				

SECTION 7 | TOWNSHIP 21 S | RANGE 30 E

FIELD BY	JH	05/25 - 09/25
DRAWN BY	FL	8/25
CHECKED BY	HF	09/25
FIELD BOOK(S)	25/10	
PAGE(S)		

FILE: 301.2400927.001_Rosenwald Survey.dwg

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Telephone (407) 896-0594

TREE LOCATION INFORMATION

ROSENWALD COMMUNITY DEVELOPMENT

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST IN SEMINOLE COUNTY, FLORIDA

PROJECT NO. 301.2400927.001
DATE 9/17/2025
SCALE 1" = 50'
SHEET 5 OF 5

828

Topic: Rosenwald Community Center Rezone

In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.

Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)

- Summary of proposed ordinance or resolution.

- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a new Community Center on approximately 12.96 acres, located on the north side of Merritt St and approximately 0.25 miles east of Ronald Reagan Blvd.

Question 1: **Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)**

- ☐ Yes.
- ☑ No.

Question 2: **This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):**

- ☑ Required for compliance with Federal or State law or regulation;
- ☐ Relates to the issuance or refinancing of debt;
- ☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;
- ☐ Is an emergency ordinance;
- ☐ Relates to procurement; or
- ☐ Is being enacted to implement the following:
    a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
    c. Sections 190.005 and 190.046, F.S., regarding community development districts;
    d. Section 553.73, F.S. relating to the Florida Building Code; or
    e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.

Question 3: **What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)**
Question 4**: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):** o **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.** o **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.** **An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**
Question 5: **Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):**

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Mike Forcht, PE, the owner of record for the following described property *[Parcel ID Number(s)]* 07-21-30-300-0500-000 hereby designates DESHON FOX to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

November 26, 2025
Date

Mike Forcht
Property Owner's Signature

Mike Forcht, PE
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Mike Forcht, PE *(property owner)*, ☑ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 26 day of November, 2025.

BREEANA HOWARD
MY COMMISSION #HH377237
EXPIRES: MAR 22, 2027
Bonded through 1st State Insurance

Breeana Howard
Notary Public