

Land Development Code Amendment

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.

Background

Last major update was adopted in January 2024.

This amendment includes updates related to:

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

Majority of topics have been discussed at work sessions. This presentation highlights major updates.

Compliance with State Regulations

- **Update separation requirements between alcoholic beverage establishments and:**
 - Churches (removed)
 - Residential (removed)
 - Like establishments (removed)
 - Schools (decrease to 500 ft)
- **Remove requirement for Seminole County to track communication tower master plans**

Application & Variance Trends: Accessory Dwellings

Chapter 30- Zoning Regulations

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 in residential zoning, and up to 1600 sq ft in A-3, A-5, and A-10 and A-1 when the property exceeds 3 acres.
Administrative adjustment: 45% of the gross floor area 1,100 square feet	Remove adjustment option in Chapter 5

Streamlining Processes: Planned Developments

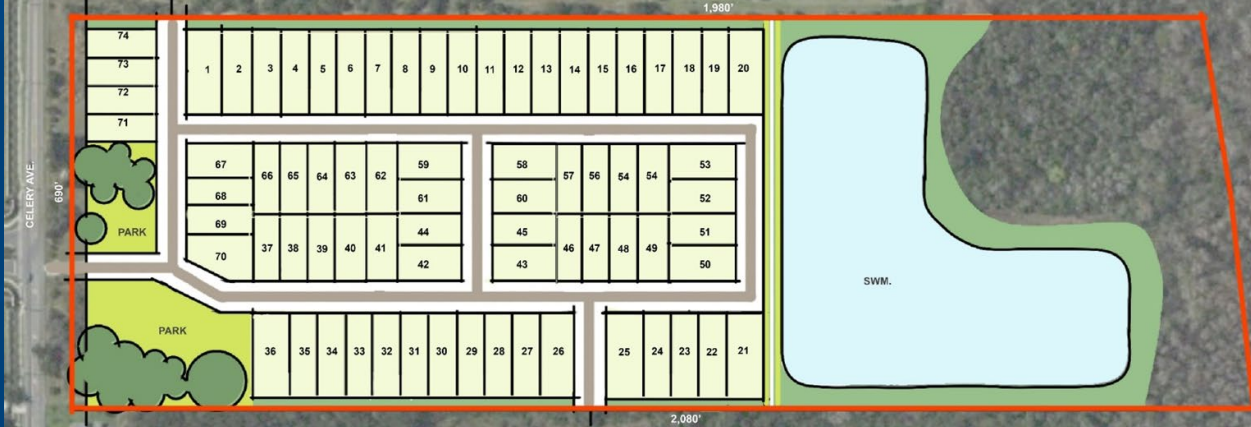
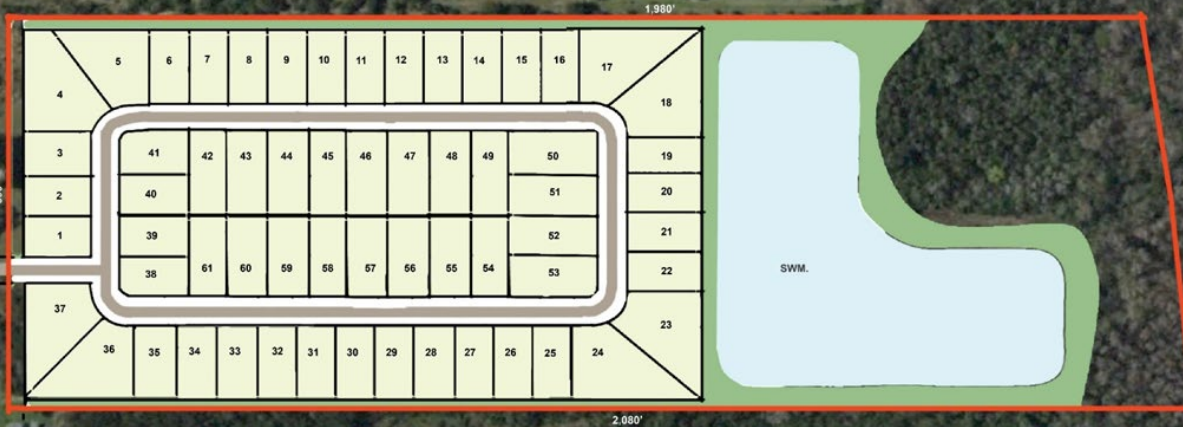
- **Clarify permitted uses for PDs in HIP-AP**
 - Mixed-use projects to be permitted in version at second reading
- **General reorganization**
- **Add the following as “Greater Benefits” for PDs:**
 - Undergrounding of utilities
 - Water Star practices
 - Dark Sky Lighting
 - Substantial Native Plantings above minimum requirement

Housing Needs: Density Bonus

The density bonus for affordable housing has been adjusted to account for market conditions based on study findings.

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)			
Very Low Income Units	1	2	10 affordable units = 20 extra market rate (max 70 units) (40 units without bonus)
Medium Density Residential (MDR)			
Low or Very Low Income Ownership	1	3	5 affordable units = 15 extra market rate (max at 120 units) (100 units without bonus)

Housing Needs: Alternative Design Standards



Upland	27.6 ac.	
Roads	2.88 ac.	10%
SW Ponds	5.50 ac.	20%
Parks	Not required	
Lots	61 (70'x120')	
Net/Net Density	2.46 DU/Ac	

Example

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/Net Density	3.12 DU/Ac	

Housing Needs: Alternative Design Standards

Chapter 35- Subdivision Regulations

- **Create new section for Alternative Design Standards.**
 - Allows smaller lot widths in exchange for 20% open space
 - Applicable to R-1B, R-1, R-1A, and R-1AA ONLY
 - Requires reduced setbacks in these zoning districts

Zoning Districts	R-1AA	R-1A	R-1	R-1B
Existing lot width	90'	75'	70'	60'
Proposed lot width	70'	50'	50'	50'

Housing Needs: Missing Middle

- **Replace the requirement for a Final Development Plan with a Conceptual Plan for rezones to Missing Middle.**
- **Added language that connections to adjacent public streets and stub-outs to vacant lots are based on feasibility.**
- **Feasibility based on presence of wetlands, waterbodies, infrastructure corridors, or other features that may limit or prohibit connectivity.**

Additional Updates

Chapter 30- Zoning Regulations

- **Add vocational schools as permitted in C-3 (in version for second reading)**
- **Correct scrivener's errors and modernize terminology.**
- **Add section to address nonconformities due to government takings.**
- **Remove development plan requirement from R-3, R-3A and R-4 rezoning process.**
- **Update table 5.2 to allow Community Residential Homes and Home-Based businesses per Statute requirements**
- **Compile sign standards into one section.**
- **Add standards for new sign types, such as wayfinding, awning, and canopy signs.**
- **Create a map delineating the two sub-areas of the Urban Centers and Corridors Overlay, consistent with the Comprehensive Plan.**

Additional Updates

Chapter 30 (continued)

- **Reorganization of landscape buffering and open space sections**
- **Clarify Live-work units may operate uses allowed in underlying zoning district**
- **Clarify which uses are prohibited in Live-work units**
- **Allow accessory structures to exceed height of the home (not to exceed 35').**
- **Allow accessory structures on A-1 properties that exceed 3 acres to be treated as those on A-3 zoned properties.**
- **Remove fence permit requirement for single family and duplex properties with conditions.**

Chapter 35- Subdivision Regulations

- **Allow administrative approval of plats**

Additional Updates

Chapter 70- Dredge and Filling

- **Revise calculation method of boat docks to resolve situations on shallow waterbodies.**
- **Approvals for large boat docks to be heard at P&Z rather than BCC.**

Chapter 90- Uniform Building Number System

- **Update to clarify allowable characters for addresses and confirm that applications are approved by the Addressing Supervisor, consistent with current practice.**

Definitions

Chapter 2- Definitions: General updates and new definitions added

- Add *architecturally compatible*
- Add illustrative example to *Cluster subdivision*
- Remove *Community residential homes* due to redundancy
- Revise *dwelling unit, accessory*
- Add *Florida Water Star*
- Revise *Live-work unit*
- Add *living area*
- Revise Lot, *double-frontage*
- Revise *multi-family* to remove “dormitories”
- Revise *nominal roof overhang*

Land Development Code Amendment

Requested Board Action:

Staff requests that the Board approve the first reading of the proposed Ordinance to amend the Seminole County Land Development as per the following motion:

The Board moves to approve the first reading of Ordinance amending the Seminole County Land Development Code with the additional amendments to the Ordinance as presented by staff, and set the second reading for the July 14, 2026 Board of County Commissioners meeting at 1:30 pm, or as soon thereafter.