

SEMINOLE COUNTY WEKIVA RIVER AREA CONSISTENCY FORM
QUESTIONS AND ANSWERS (ANSWERS IN BOLD ITALICS)

A. Describe how the proposed Activity Type will protect each of the following:

1. Water quantity, water quality and hydrology of the Wekiva River System. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

2. Wetlands associated with the Wekiva River System. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

4. Habitat within the Wekiva River Protection Area of species designated pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

B. Describe how the proposed Activity Type will be consistent with the following provisions:

1. Provisions to ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting as to maintain viable populations or species designated pursuant to Rule 68A, 39-27.003, 39-27.004 and 39-27.005, Florida Administrative Code within the Wekiva River Protection Area. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

2. Restrictions on clearing of native vegetation within the 100-year flood plain. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

3. Prohibition of development that is not low-density in nature, unless that development has less effect on natural resources than low-density residential development. ***The use of the property is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to Section 373.415, Florida Statutes. ***The use of the property will not impact the Wekiva River with regard to development setbacks.***

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands. ***The use of the property will not be adjacent of publicly owned lands, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area. ***The use of the property will not result in the filling of wetlands or otherwise alter wetlands.***

7. Provisions encouraging clustering of residential development if it promotes protection of protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character. ***The use of the property will not be implement the concept of cluster development, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area. The proposed use anticipates the development of only 2 residential units on 2.6 acres of land.***

8. The density or intensity of development permitted on parcels of property adjacent to the Wekiva River System is not concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System. ***The use of the property will not be adjacent to the Wekiva River System, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

9. Parcels of land adjacent to the surface waters and watercourses of the Wekiva River System are not subdivided so as to interfere with the implementation of protection zones as established pursuant to s. 373.415, any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable. ***The use of the property will not be adjacent to the surface waters and watercourses of the Wekiva River System, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

10. Provisions of the Land Development Code of Seminole County regarding restrictions on the location of septic tanks and drainfields in the 100-year flood plain and discharges of stormwater to the Wekiva River System. ***The use of the property will not be within the 100-year flood plain and discharges of stormwater to the Wekiva River System, if any, would be nominal. In any event, the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

11. Seminole County shall have flexibility to achieve this objective through comprehensive plan strategies that may include, but are not limited to:

- (a) Coordinated greenway plans; and
- (b) Dedication of conservation easements; and
- (c) Land acquisition; and
- (d) Clustering of development; and
- (e) Density credits and density incentives which result in permanent protection of open space; and

(f) Low to very low density development (Section 369.321(3), FS Comprehensive Plan Amendments. ***The use of the property will not interfere with or work against any of the County's well stated Comprehensive Plan strategies and, in any event, the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

12. Subsection 163.3162(3)(i)2, FS, does not limit a county's powers to: a. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules adopted before July 1, 2003. b. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules pertaining to the Wekiva River Protection Area. c. Enforce ordinances, regulations, or rules as directed by law or implemented consistent with the requirements of a program operated under a delegation agreement from a state agency or water management district. ***The use of the property will not interfere with or work against any of the County's well stated powers vested under the County's Comprehensive Plan and the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

13. Nothing within Subsection 163.3162(4)(d)1, FS relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of the Wekiva Study Area, as described in Section 369.316, FS. ***The use of the property will not implicate any of the County's Comprehensive Plan strategies (or those expressed otherwise by the County) relating agricultural enclaves and the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***