

# **Seminole County Land Development Code Amendment #1 “Fix-it” Summary of Changes**

## **Public Hearing Schedule (Tentative)**

P&Z Commission Meeting: 6/5/2024

BCC, 1<sup>st</sup> Reading: 6/25/2024

BCC, 2<sup>nd</sup> Reading and Adoption: 7/23/2024

CHAPTER 2 DEFINITIONS

Section	Subject	Proposed Changes
	Guest house or cottage	<p><b>Guest house or cottage:</b> A detached accessory building located on the same premises of the main residential building, intended for intermittent or temporary occupancy by a nonpaying guest, and which has no cooking facilities and is not rented. <u>For the purposes of this definition, temporary and intermittent occupancy shall mean a period of less than thirty consecutive days, which does not happen continuously and has periods of time in between stays.</u></p>
	<p>New definition for <b>Nominal Roof Overhang</b>                      This relates to the term nominal in Sec. 30.7.2.1 Measurement of setbacks</p>	<p><b>Nominal Roof Overhang:</b> <u>The part of the roof or wall that extends beyond a lower wall. For purposes of applying to property setbacks, the distance of roof overhang into a property setback shall not exceed eighteen (18) inches.</u></p>

**CHAPTER 30 ZONING REGULATIONS**

<b>Section</b>	<b>Subject</b>	<b>Proposed Changes</b>
30.2.1	Establishment of Districts	Page 2: Remove University Community Zoning district
30.2.2.1	Establishment of Districts	References corrected to read 30.3.2.3 and 30.9.4 on page 4
30.2.4	Official Zoning Atlas	Change from Atlas to Official Zoning Map
30.2.6.4 and 30.2.6.6	Un-combining lots in platted areas	Change to section 30.6.4 and add new section 30.2.6.6
30.3.1.4	LPA (P&Z) Chapter 7	Remove underline of Chapter 7 which is referencing SEMINOLE COUNTY LAND PLANNING AGENCY
30.3.1.5	Special Exceptions	If located in OP: change second item numbering from “i.” to “ii.”
30.5.2	Permitted Uses Table	Page 39. Remove dashes from table
30.5.2	Permitted Uses Table	Add PLI zoning and Permit Solar Facilities
30.5.2	Permitted Uses Table	Added a “P” in the permitted uses table to indicate already permitted use of drive throughs in C-1, C-2, and C-3
30.5.2	Permitted Uses Table	1) Add manufactured homes after Mobile homes and 2) Add Foot note for Mobile Home Special Exceptions
30.5.2	Permitted Uses Table	Page 41: Correct typo from “redi-mis” to “ready-mix”
30.5.2	Permitted Uses Table	Page 45: Add “Civic Assembly” to Use and “Houses of Worship”
30.6.4.2	Special Events	Add entire Sec. 30.1378 back into LDC with updated language to address requirements for security plans, authorizations, and certificates of insurance. Deletion of subsection (b) of the special event ordinance that provided the exemption for schools and churches and the addition of language that allows for special events that are approved once by the BOCC to get approval of subsequent events by the Director if there are no substantial changes
30.6.4.3	Mobile Food Vendors Page 63 and 65	Change “Special Event Permit” to “Outdoor Sales Permit”

LDC Fix-It Ordinance Amendment – Summary of Changes

Section	Subject	Proposed Changes
30.6.9.2(a)(29)	Design Standards – Adult Entertainment	Correct typo of “the accessway”
30.6.9.3	City of Sanford JPA	Correct typo of “permitting”
30.7.3	Dimensional Standards Table. Lot size for R-1AAAA	Correct from 21,180 to 21,780 for R-1AAAA Lot size
30.7.3	Dimensional Standards Table. Setbacks for R-3, R-3A	Add footnote that front, side and rear setbacks are from the project boundary.
30.7.3	Dimensional Standards Table	Revise footnote #5 changing number from 2 to 1.
30.7.3	Dimensional Standards Table	Accessory Structures: Replace “setback” with “Yard”.
30.7.3	Dimensional Standards Table. New footnotes	Add footnote for RM-3 lot areas and lot widths
30.7.3	UC District	Delete UC District from table
30.8.3.8	Additional Site and Building Requirements	Change title from “Open Space” to “Additional Site and Building Requirements” Open Space is now 30.8.3(a) and renumbered subsequent subsections
30.8.3.8(f)	Open Space	Residential Garages language stricken from this section and moved to Part 11 Parking and Loading Regulations, Section 30.11.7 – Miscellaneous design standards.
30.8.5.3(g)	Planned Development Review Criteria	Revise Common Useable Open Space to add reference to Section 30.8.3.8 – Additional Site and Building Requirements. Added missing minimum open space requirements.
30.8.5.11	Planned Developments	Strike “planned unit development”
30.10.8 - 30.10.8.16	Noise (Airport)	Section was omitted. Section is being inserted as 30.10.8.16. Was Sec. 30.1176 Noise. Section 10.8.16 through 10.8.20 now have subsequent numbering changes.
30.10.8.10 (c)	Landfills (Airport)	Section was omitted. Section is being inserted as 30.10.8.10
30.11.4.3	30.11.4.3 Shared parking	<u>Correct error message to read “Table 11.4-A Shared Parking Table”</u>
30.11.7(c)	30.11.7: Miscellaneous design standards	Striking 30.8.3.8(e) Residential Garages and moving revised language to Part 11, Section 30.11.7(c): Miscellaneous design standards

LDC Fix-It Ordinance Amendment – Summary of Changes

Section	Subject	Proposed Changes
30.13.3	Sign standards	Change “Outlay” to “Overlay”
30.14.13	Parking lot landscaping	Part 14: Changes to Parking Lot Landscaping (formerly Sec. 30.1292)

**CHAPTER 35 SUBDIVISIONS**

Section	Subject	Proposed Changes
35.44	Other Required Submittals	Title changes to Planning and Development Division and Natural Resources Officer

**CHAPTER 60 ARBOR REGULATIONS**

Section	Subject	Proposed Changes
60.3	BCC as Tree Committee	<ol style="list-style-type: none"> <li>1) Change BCC to Seminole County Tree Committee</li> <li>2) Add “a Tree City USA”</li> <li>3) Strike “his or her” designee</li> <li>4) Strike word Arbor “<del>Violation</del>” Trust Fund</li> </ol>
60.4	Permits Required	<ol style="list-style-type: none"> <li>1) Capitalize “Code”</li> </ol>
60.5	Exemptions	<ol style="list-style-type: none"> <li>1) Strike “his or her” designee</li> <li>2) Strike “in the event that”</li> <li>3) Add language that invasive exotic trees must be shown on tree surveys submitted as part of a development application.</li> </ol>
60.5	Exemptions	Change “board” to “Board of County Commissioners”

LDC Fix-It Ordinance Amendment – Summary of Changes

Section	Subject	Proposed Changes
60.7	Variance, appeal & penalty	<ol style="list-style-type: none"> <li>1) (d) Correct typo to “requesting” (Pg. 37)</li> <li>2) Add Replacement trees may also be chosen from Florida Friendly Landscaping Guide.</li> </ol>
60.8	Tree Protection and Maintenance	Change “ <del>Natural Arborist Association Standards</del> ” to “ <u>American National Standards Institute (ANSI A300)</u> ”
60.9	Replacement	<ol style="list-style-type: none"> <li>1) Add Replacement trees may also be chosen from Florida Friendly Landscaping Guide.</li> <li>2) Strike words “as the case may be”</li> <li>3) Add fee of \$125 per caliper inch and remove “insert reference to fee schedule”</li> <li>4) Updated Required Mix of Tree Species Table to include minimum number of Native Species</li> </ol>
60.10	Language cleanup	<ol style="list-style-type: none"> <li>1) Remove “his or her” with “or” designee</li> <li>2) Added “and nuisance and exotic trees”</li> </ol>
60.11	Logging	<ol style="list-style-type: none"> <li>1) Remove “his or her”</li> <li>2) Replace “Insure” with “Ensure”</li> </ol>
60.12	Previous section of LDC reinstated	<ol style="list-style-type: none"> <li>3) Authority to impose fines and County Arbor Trust Fund</li> </ol>

**CHAPTER 90 UNIFORM BUILDING NUMBERING SYSTEM**

Section	Subject	Proposed Changes
90.10	Subdivision, plaza and building names	Minor text edits
90.12	Variance procedures to the Uniform Addressing System	Changes to position titles and removing standard for Alternate subdivision naming