

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

- 2025/26 updates are based on:
 - Envision Seminole Comprehensive Plan update
 - Community feedback
 - Board and staff input

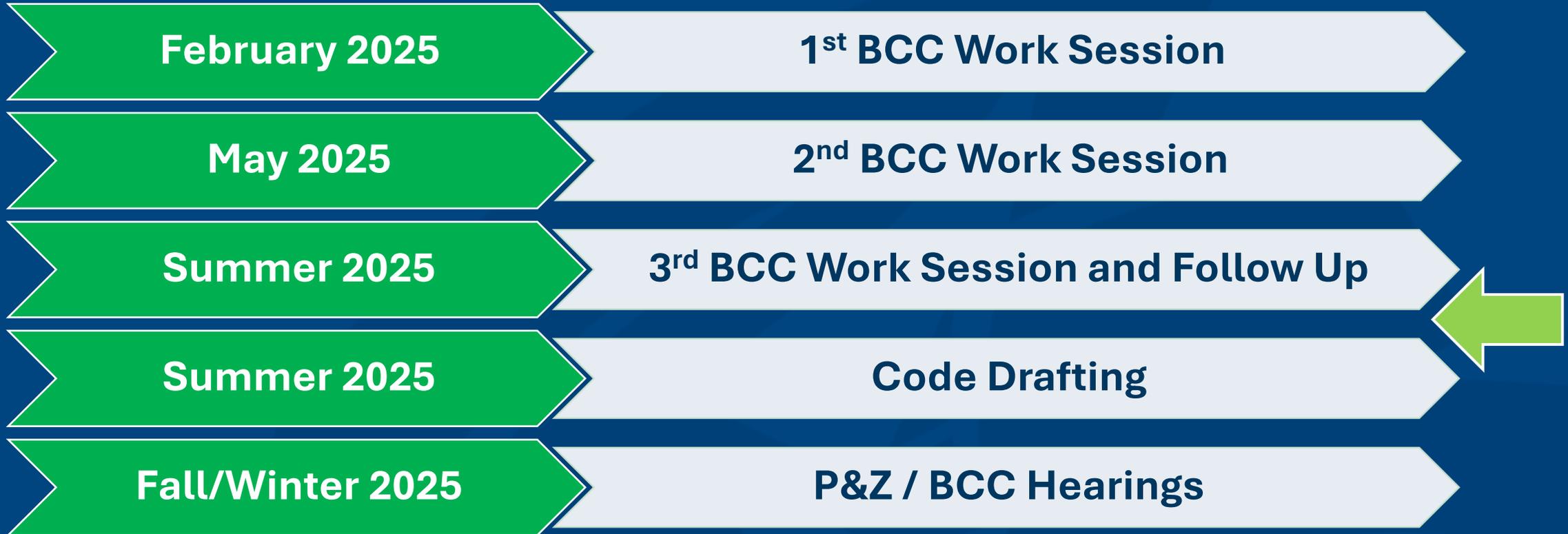
Recap of Workshop 1

- 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

2025 LDC Update Anticipated Timeline



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
<p>Accessory structures within the A-3, A-5, and A-10 zoning Districts exempt</p> <p>Agricultural buildings in the A-1 zoning District exempt</p>	<p>Added exemption for A-1 properties that exceed 3 acres in buildable area</p> <p>(the accessory structure must be architecturally consistent)</p>
<p>Accessory structures may not be taller than residence</p>	<p>Allow up to 35'</p> <p>(If taller than residence- must be architecturally consistent)</p>
<p>Accessory structure cannot exceed fifty (50) percent of the living area of the residence</p>	<p>No change</p>

Accessory Dwelling Units

Existing	Proposed
<p>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.</p>	<p>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.</p>
<p>Administrative adjustment: 45% of the gross floor area 1,100 square feet</p>	<p>Remove adjustment option</p>
<p>Primary structure must be owner occupied</p>	<p>Remove requirement that primary structure must be owner occupied</p>

Alcoholic Beverage Establishments

	Existing	Recommendation	Alternative
Houses of Worship	<p>1,000 ft</p> <ul style="list-style-type: none"> measured along the shortest possible line lying entirely within public rights-of-way. 	NONE	<p>500 ft</p> <p>air-line measurement from building entrance to building entrance.</p>
Schools	<p>1,000 ft</p> <ul style="list-style-type: none"> air-line measurement from lot line of the alcoholic beverage establishment to the nearest lot line of the school. 	<p>500 ft</p> <ul style="list-style-type: none"> air-line measurement from the entrance of the alcoholic beverage establishment to the nearest entrance of the school. 	<p>500 ft</p> <p>air-line measurement from building entrance to building entrance.</p>
Residential Properties	<p>500 ft</p> <ul style="list-style-type: none"> 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	<p>500 ft</p> <p>air-line measurement from building entrance to building entrance.</p>
Like use	<p>500 ft</p> <ul style="list-style-type: none"> Measurement shall be between building entrances along the shortest possible line lying entirely within public rights-of-way. 	NONE	<p>500 ft</p> <p>air-line measurement from building entrance to building entrance.</p>

Updates: Comprehensive Plan

HIP-AP (Airport-Related Uses)

Existing Policy	Recommendations
<p>Properties with HIP-AP must have airport-related uses</p>	<ul style="list-style-type: none"> • Fire Stations, hospitals • Offices • Light manufacturing • Hotels • Rental car facilities • Commercial kennels • Fuel stations • Trade shops • Other commercial uses?
<p>No permitted uses listed</p>	<p>Add permitted uses to LDC to better guide development in this FLU</p>

HIP-TI (Target Industry Uses)

Relocate permitted uses from Comprehensive Plan to LDC

Manufacturing	Financial and Information Services *	Technical and Research Services *	Life Sciences *
Plastics and Commercial Printing	Legal Services	General Management Consulting	Hospitals and Medical Education
Electronics/Mechanical Assembly	Architectural Services	Marketing	Diagnostic Imaging Centers
Auto Parts	Publishers	Interior Design	Medical Laboratories
Fasteners/Spacers	Associations	Graphic Design Services	Agriscience Facilities
Construction Products	CPA's	Human Resources and Executive Search	Outpatient Facilities
Food Processing	Headquarters	Environmental Engineering and Consulting	Blood and Organ Banks
Machinery	Insurance	Precision Instruments	Research Laboratories
Transport Aircraft	Banks	Civil Engineering	Nursing Care Facilities
Maintenance and Modification	Telemarketing Bureaus	Surveying and Mapping	Veterinary Services
Aircraft Manufacturing	Financial Transactions Processing	Telecommunications	Pharmaceuticals Manufacturing and Research
Aerospace equipment	Public Relations Agencies	Industrial Design	
		Lasers and Photonics	
Advanced Technologies	Credit Bureaus	Distribution	Digital Media *
Research & Development	Advertising Agencies	Food Products	Motion Picture and Video Production
Space Technology	Consumer Lending	Consumer Products	Simulation and Training
Simulation & Training	Title Companies	Restaurant/Commissary	Teleproduction
Laser Technology	Computer Software and Design	Airline Services	Graphic Design
Robotics		Aircargo/Mail Services	Computer Hardware/Software Design and Development
		Durable Goods Distribution	Animation
		Non Durable Goods Distribution	
		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)

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
<p>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.</p>	<p>Requires BCC approval</p>	<p>Approved administratively</p>

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

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

