



FUTURE LAND USE ELEMENT INTRODUCTION

The Future Land Use chapter or “element” of a comprehensive plan is required by Section 163.3177, Florida Statutes to contain, at a minimum, the following:

- A** A future land use plan “designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.”
- B** Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series, which shall be the graphic depiction of the Goals, Objectives and Policies that explain how the land uses are managed. The policies also provide the basis for land development regulations, including the Land Development Code.

BASIS FOR UPDATES OF THE FUTURE LAND USE ELEMENT

Seminole County may periodically update or amend the Future Land Use Map, Future Land Use Element text (including the Goal, Objectives and Policies) or both. Among the justifications for updating or amending this part of the Comprehensive Plan are:

- **Amendments to respond to the findings of an Evaluation and Appraisal**
 - o Chapter 163, Part II of Florida Statutes requires all local governments to evaluate their comprehensive plans every seven years.
 - ~~o Prior to enactment of Chapter 2011-139, Laws of Florida (House Bill 7207) to amend Chapter 163, Part II, Florida Statutes, the evaluation required extensive review of each plan element; reports on achievement and lack thereof; a report to meet requirements of the State Land Planning Agency; and identification of necessary Plan amendments.~~
 - ~~o After 2011, emphasis shifted to a review to ensure compliance with changes in State Law and local governments were encouraged to identify amendments to respond to changed local conditions.~~
- **Changes in State Law**
 - o New or amended legislation by the State of Florida may necessitate changes in the Future Land Use Element.
 - ~~o Local governments need not wait until their next scheduled Evaluation and Appraisal to amend comprehensive plans in response to changes in State Law.~~
- **Changes in Local Conditions**
 - o Major new regional facilities (such as the SunRail commuter train); participation in regional planning efforts (such as the Central Florida Regional Growth Vision “How Shall We Grow?” may require Future Land Use element updates.



- o Expansion of existing regional or local facilities and employment centers ~~(such as approvals for expansion of a runway at Orlando Sanford International Airport in 2012)~~ may require Future Land Use element updates.
 - o Changes in the local or regional economic and market conditions; identification of declining or blighted areas and plans to revitalize them; or identification of historic, environmentally or archaeologically significant areas may require Future Land Use element updates.
 - o Small Area Plans written in response to locally identified needs; amendments to the Home Rule Charter; state or federal regulations, laws and special area designations; and neighborhood preservation efforts requested by associations located near changing areas may require Future Land Use element updates.
 - o Achieving consistency with Joint Planning Agreements between Seminole County and its municipalities.
- **Requests and Applications from Private Property Owners**
 - o Existing or allowable uses may no longer be feasible due to construction of public facilities, or changes in development patterns may require Future Land Use element updates.
 - o Changes in market conditions that render a property unusable for the current designation may require Future Land Use element updates.

The Future Land Use Element must be coordinated with the comprehensive plans of cities within the County, with the comprehensive plans of adjacent counties, and the plans of the Seminole County School Board. The Element must also be consistent with the East Central Florida Strategic Regional Policy 2060 Plan, and Central Florida Regional Growth Vision.

The comprehensive plan of a community is intended to serve as a guide for capital improvements programming, and the basis for land development regulations. If the comprehensive plan is based on obsolete information or does not reflect current conditions, the plan cannot serve its intended functions.



CONSERVATION:
***PRESERVING NATURAL LANDS, AIR, WATER, WILDLIFE HABITAT, AND
HISTORIC RESOURCES IN SEMINOLE COUNTY AND THE REGION***

OBJECTIVE FLU 1 NATURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES

Pursuant to Article II, Section 7 of the Constitution of the State of Florida and the Central Florida Regional Growth Vision, the County shall ensure that natural, historic and archaeological resources are protected for the enjoyment of all citizens through provisions of the Land Development Code of Seminole County (the "Land Development Code") and The County Comprehensive Plan (the "Plan") policies.

Policy FLU 1.1 Environmentally Sensitive Lands

The County shall continue to regulate development and preserve environmentally sensitive areas by means of the Environmentally Sensitive Lands Overlay Area and associated provisions of the Land Development Code where soils, topography, wetlands, floodplains, land use, and other constraints exist. The Environmentally Sensitive Lands Overlay Area shall identify floodprone lands (as identified by the National Flood Insurance Program) and the location of major wetlands defined by the St. Johns River Water Management District.

Policy FLU 1.2 Floodplain Protection

The County shall continue to implement the Environmentally Sensitive Lands Overlay Area through the regulation that supports the National Flood Insurance Program by:

- A** Restricting uses that are dangerous to health, safety and property, and minimize public and private losses due to flood conditions;
- B** Prohibiting land filling and grade changes where such activity will cause erosion or inhibit flood waters;
- C** Requiring development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health; and
- D** Requiring all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development floodprone and wetland areas to the County as a conservation easement.

Policy FLU 1.3 Wetlands Protection

The County shall implement the Environmentally Sensitive Lands Overlay Area through the regulation of development consistent with ~~Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility Policies CON 7.4, FLU 1.9, and FLU 1.10~~, which includes the following:

- A** Requires a 15-foot minimum, 25-foot average wetland buffer in areas outside of the Wekiva River Protection Area and Econlockhatchee River Protection Area.
- B** Require a 25-foot minimum, 50-foot average wetland buffer within the Wekiva River Protection and Econlockhatchee River Protection Areas.



- B C** Requires adherence to performance standards for uses such as boardwalks, docks and gazebos that may directly impact a locally significant wetland ~~physically~~.
- E D** Limits disruption of locally significant wetlands to projects that involve construction of, or improvement of, facilities that benefit the general public.
- D E** Requires dedication to the County of all post-development wetlands as conservation easements.

Policy FLU 1.4 Conservation Easements

The County shall continue to require conservation easements in accordance with Section 704.06, Florida Statutes, or dedication of post-development floodprone and wetland areas as a limitation to any future encroachment or development of these environmentally sensitive areas.

Policy FLU 1.5 Natural/Environmental Lands Acquisition and Management Program

The County shall continue to manage the more than 6,500 acres of Natural Lands acquired through the 1990 Natural Lands Bond Referendum and November 2000 Natural Lands – Completing the Connection Bond Referendum for the acquisition of significant natural habitats, open space areas and greenways. These environmental assets, which include seven Wilderness Areas and One Preserve, are open to the public for environmental education and passive recreation. The lands were designated as “Preservation/Managed Lands” on the Future Land Use Plan Map in 2008 in response to the 2006 Evaluation and Appraisal (EAR) Major Issue finding of a need to ensure that the County Comprehensive Plan is more accessible and understandable. The Seminole County Natural Lands Program is consistent with and supports the implementation of the ongoing “Green Print” process undertaken by the Congress of Regional Leaders, as a part of the Central Florida Regional Growth Vision.

Policy FLU 1.6 Green Print Coordination

The County shall continue to coordinate with the State of Florida, the St. Johns River Water Management District, the Nature Conservancy, the Trust for Public Lands, the Congress of Regional Leaders of myregion.org, and all other agencies involved in preservation of environmental assets to create a Countywide linked open space and Greenways/Trails/Blueways system that assists in permanent preservation of County and regional environmental assets. As a part of this effort, the County shall continue to support efforts by the State Legislature to maintain funding for the Florida Forever grant program that assists with local efforts to acquire environmentally significant features, and any successor program.

Policy FLU 1.7 Performance Standards for Management of Archaeological Resources Located on Proposed Development Sites

Many sites with a potential ~~of~~ for archaeological finds are also located on or near wetlands and/or floodprone areas, or within the protection areas established for the Wekiva and Econlockhatchee River Basins. As a result, restrictions (such as setbacks from sensitive areas) governing the development of many such sites ~~with potential of archaeological finds~~ are already in place.



Based on *Exhibit FLU: Areas of Archaeological Potential*, which was created with a Phase I survey and ~~was created with~~ using the predictive model of probability areas found in the volume entitled “Cultural Resources Study of Seminole County, Florida: Archaeology Volume I”, dated June 1994, the County’s Land Development Code (LDC) shall be revised by January ~~2010~~ 2024 to require the following:

- A Applicants with properties that may be located within the area marked as having archaeological potential, and that are not also affected by regulations governing wetland areas, floodprone areas, or the protection areas of the Wekiva and Econlockhatchee Rivers, shall be notified that they must provide surveys conducted by certified archaeological consultants or other qualified surveyors that ~~either~~ or absence of archaeological resources ~~or verify that such resources are not present.~~
- B In areas where archaeological resources, including human remains, are identified through such surveys, applicants shall consult with State authorities.
- C If no human remains are found, or if the archaeologist or qualified surveyor concludes that no removal of resources is necessary, the LDC shall require that the area containing archaeological resources ~~shall~~ be managed as an open space asset included and protected within site plans or subdivisions.
- D ~~Because many of the areas of~~ Many development sites having archaeological potential are ~~co-located with~~ located within wetlands, floodprone lands, and/or within the Wekiva River and Econlockhatchee Rivers Protection Areas. Therefore, conditions of approval, ~~for development where potential archaeological resources may be located, and~~ where an applicant does not provide a detailed survey, shall include ~~provisions that require~~ protection of wet and floodprone areas in compliance with those applicable regulations, ~~and~~ Conditions of approval shall also require development activities to cease, and consultation with State authorities to take place if human remains are found on site, or with County authorities if cultural resources are found on site.

Policy FLU 1.8 Performance Standards for State Designated Environmental Protection Areas

The County will continue to enact and enforce performance standards intended to preserve and enhance the natural features of the Wekiva River Protection Area, the Wekiva River Study Area, and the Econ Protection Area, as required by State Law, the Seminole County Comprehensive Plan, Land Development Code, and agreements with affected parties.

Policy FLU 1.9 Wekiva and Econlockhatchee River Protection

- A The County shall continue to regulate development of land along the Wekiva River and the Econlockhatchee River, and their associated wetlands and tributaries, which are regionally significant natural areas in need of preservation, per the Central Florida Regional Growth Vision, to implement Protection Zone policies and regulations regarding maintaining rural density and character in the aggregate, development setbacks, concentrating permitted development farthest from surface



waters and wetlands where permitted, minimizing development impacts on water quantity and quality, and restricting open space areas to passive recreational uses.

Regardless of the future land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act (Part II, Chapter 369, Florida Statutes), and the provisions of this Plan adopted to conform to said Act. See *Objectives FLU 12 Preservation of the Rural Character and Natural Resources of the Wekiva River Protection Area* and *FLU 13 Protection of the Natural Resources of the Wekiva Study Area* for additional policies regarding the goals of the Wekiva River Protection Area.

Notwithstanding any other provision of this Plan, middle schools and high schools shall not be permitted on property located within the Wekiva River Protection Area except for 8.7 acres owned by the Seminole County School Board prior to October 26, 1999, which is located in the East Lake Sylvan Transitional Area, ~~which is~~ depicted in *Exhibit FLU: East Lake Sylvan Transitional Area/School Site*.

- B** The County shall enforce all clearing and building setbacks or protection/buffer zones ~~and areas~~ along the Wekiva River, ~~and the~~ Econlockhatchee River, and such other water bodies as imposed by rules of the St. Johns River Water Management District, any State ~~or Federal~~ agency, or ~~other entity as may be otherwise imposed by law having jurisdiction. provided that a~~ A minimum 200 foot clearing and building setback shall be ~~set~~ required along the Wekiva River, as measured from the ordinary high water elevation or the landward limit of established conservation areas, to serve as a scenic and environmental buffer to maintain the status quo of the natural environment and prevent public harms.
- C** As additional protection to groundwater and surface water, development activity within the Wekiva River Protection Area, including the placing or depositing of fill within wetlands and the one hundred year floodplain as identified by Federal Emergency Management Agency, shall be prohibited, except in cases of overriding public interest.

Policy FLU 1.10 Econlockhatchee River Basin Protection

The County shall continue to regulate development consistent with the Econlockhatchee River Basin Study of 1990, which serves as the basis for Policy FLU 1.10 and the Seminole County Econlockhatchee River Protection Overlay within the County Land Development Code (LDC). The Performance Standards contained in Policy FLU 1.10 are intended to ensure the preservation of the Econlockhatchee River as a recognized outstanding natural resource and regionally significant natural area. Minimum ordinance provisions necessary to ensure protection of the Econlockhatchee River Basin shall include:

- A** The recognition of the "Econlockhatchee River Corridor Protection Zone" (Zone), which includes: the main channels of the Big Econlockhatchee

- C Guidelines for evaluation and assessment of historical resources shall be based on but not limited to the Secretary of the Department of Interior's Guidelines for Architectural and Engineering Documentation and the Historic Preservation Compliance Review Program of the Florida Department of State, Division of Historical Resources, in particular Chapter 4, Standards for Conducting, Reporting, and Reviewing Archaeological and Historic Site Assessment Survey Activities.

Policy FLU 1.12 Water Quality and Drainage Control

The County shall continue to require water quality and drainage control for all new subdivisions and site plans adjacent to water bodies to prevent unnecessary shoreline disruption and maintain water quality through existing Land Development Code provisions which requires, at a minimum:

- A Permit for all water quality and drainage control activities in waters and wetlands; and
- B Restoration of disturbed areas to their natural state.

Policy FLU 1.13 Wellfield Protection

The County shall continue to provide protection for areas surrounding public water supply wellfields through the regulatory framework of the United States Environmental Protection Agency, the Florida Department of Environmental Protection, the Florida Department of Health, and the St. Johns River Water Management District. The applicable rules and regulations of these agencies, incorporated within the County's Wellfield Protection Ordinance, Chapter 55 of the Land Development Code of Seminole County, address the following criteria: hazardous wastes; hazardous substances and reportable quantities; list of extremely hazardous substances and their threshold planning quantities; and toxic pollutants.

The source of the standards is the Code of Federal Regulations (CFR), Title 40, which is updated once annually as of July 1st. The specific parts include: Title 40, Code of Federal Regulations, Part 261, Identification and Listing of Hazardous Wastes; Title 40, CFR, Part 302.4, List of Hazardous Substances and Reportable Quantities; Title 40, CFR, Part 355, Appendices A and B, List of Extremely Hazardous Substances and Their Threshold Planning Quantities; Title 40, CFR, Part 401.15 Toxic Pollutants. The current text of each of these parts can be found in the Support Document to the Future Land Use Element and is updated each time the federal regulations are updated.

The setback distances from public drinking water wells established by the regulatory framework for particular substances, activities and facilities, which area needed to protect the quality and quantity of groundwater, constitute the County's wellfield protection zones or "areas". No applications for development orders or permits shall be approved in violation of the standards for these criteria. Protection and preservation of water resources is consistent with and implements the Central Florida Regional Growth Vision.

Policy FLU 1.14 Conservation of Water Resources

The County shall continue its ongoing efforts to conserve water by guiding land development patterns into forms that are water-conservative, and on a continuing basis, by examining considering revisions to the Land Development Code that reduce the need for irrigation of landscaping in



~~developed areas. As a part of this effort, the County shall evaluate changes to the landscaping requirements of the Land Development Code (LDC) to determine the feasibility of revising the current regulations. Current regulations encourage use of water conservative irrigation techniques; potential changes include the use of Florida-friendly landscaping materials for a minimum portion of the required open space for nonresidential development. Water conservation measures shall include, but not be limited to, requiring the use of Florida-Friendly landscaping materials in buffers and other landscaped areas.~~

Policy FLU 1.15 Water Conservation Programs

The County shall also conserve water resources through the continuation of the Seminole County Water Conservation Program, which includes, but is not limited to, the following projects:

- ~~A.~~ ~~Residential Reclaimed Retrofit Program. As a part of the County's Consolidated Consumptive Use Permit, a five phase program has been initiated to install water reuse lines within the County's Northwest Service Area. Phase 1 was completed in February of 2008; it will ultimately serve 825 houses. Phase 2 will be bid for construction during summer of 2008. Upon completion of Phases 1 and 2 in the Northwest Service Area, approximately one million gallons of potable water a day (mgd) will be saved and irrigation systems in those areas will rely upon reuse water. Phases 3 and 4 will be designed during 2008 and built during 2009. Phase 5 will be designed in 2010. A total offset (savings) of groundwater due to this program is ultimately estimated as 2.62 mgd. Installation of reuse facilities is scheduled presently only for high use irrigation areas, but neighborhoods with access to reclaimed water mains can use the Municipal Service Benefit Unit program to acquire reclaimed water for irrigation.~~
- ~~B~~ A. Demonstration Garden. Continue, if financially feasible, to operate a "demonstration garden" of Florida-friendly plants at the County's Environmental Studies Center, ~~as well as preparing and implementing and prepare and implement~~ a new site at the Seminole County Extension Office at Five Points, on US 17-92, in partnership with the Seminole County Master Gardeners, in creating a Water Wise Learning Garden for citizens. The presence of this Garden shall also result in a savings of water by Seminole County.
- ~~C~~ B. Public Education. Continue, if financially feasible, the public education efforts in water conservation through the provision of information via the County's website and presentations on water conservation issues throughout the community (schools, festivals, special events, civic groups and garden clubs). Expand the public education efforts through taping of programming to be aired on Seminole Government Television (SGTV) for a series about environmental issues (including water conservation) and a series of before and after of the Water Wise Learning Garden.
- ~~D-C.~~ Enforcement. Continued enforcement of Water Conservation Ordinance ~~2007-18~~ 2009-24 with a trained team of employees who patrol service areas of the County for violation of water limits. Identification of violators



results either in outreach opportunities to educate, or imposition of fines when restrictions are continually disregarded.

- ~~**E D** Rain Sensors. Continuation, if financially feasible, of the program for provision of rain sensors for single family homes; a study is underway during 2008 to evaluate whether rain sensors can also be provided to “commercial” water users (which includes multi-family residential uses). Other conservation programs scheduled for completion after adoption of the 2022 Water Supply Facilities Work Plan.~~

Policy FLU 1.16 Encourage More Efficient Urban Land Use Patterns Supportive of Multimodal Transportation

The County shall continue efforts to direct and guide urban uses to ensure the most efficient land use patterns by:

- A** Directing and incentivizing growth and redevelopment toward lands designated for Mixed Development (MXD, lands included within the Urban Centers and Corridor Overlay, through incentives such as those identified in *Policy FLU 5.15 Mixed-Use Developments* and *Policy FLU 5.17 Urban Centers and Corridors Overlay*. These land use designations and the overlay encourage mixed or multiple use development patterns that can be served by multiple modes of transportation and can be walkable and/or bicycle friendly, thus increasing mobility choices for employees, residents and customers. In addition, The County shall encourage redevelopment within the identified Urban Centers and Corridors Overlay (see *FLU Series – Urban Centers and Corridors Overlay*), into a walkable compact land use pattern, easily served by multiple modes of transportation, through incentives identified in *Policy FLU 5.17 Urban Centers and Corridors Overlay*;
- B** Continuing to participate in planning efforts with LYNX, including the LYNX Five-Year Improvement Program, and funding of LYNX routes, to improve transit headway in areas where more concentrated and compact development will be located, focusing in particular upon the US 17-92 Corridor, the four SunRail stations, and the major transit corridors within the Urban Centers and Corridors Overlay;
- C** Continuing to financially support the SunRail commuter rail system, which will provide an additional alternative travel mode to remove automobile trips from the Seminole County and regional roadway network and support the principles of the Central Florida Regional Growth Vision; and
- D** Consider revisions to the Land Development Code as needed that provide density, intensity, and alternative parking strategy incentives to mixed development projects within the US 17-92 Corridor and Oxford Road Overlay District, and additional such incentives to encourage compact, walkable redevelopment and infill development projects within the Urban Centers and Corridors Overlay area, as specified in *Policy FLU 5.17 Urban Centers and Corridors Overlay*. Such revisions may include incentives for the provision of pedestrian and transit supportive land use patterns. The US 17-92 Corridor, SunRail station areas, and major transit corridors within the Urban Centers and Corridors Overlay area are intended by Seminole County for public transit improvements. Incentives to



OBJECTIVE FLU 5 FUTURE LAND USE MAP FOUNDATION: GROWTH MANAGEMENT POLICIES FOR COMPATIBILITY, MIXED USE AND HIGH INTENSITY TARGET AREA DEVELOPMENT; INCREASED VARIETY OF HOUSING OPPORTUNITIES; PREVENTION OF URBAN SPRAWL; SUPPORT OF CENTRAL FLORIDA REGIONAL GROWTH VISION; PERFORMANCE STANDARDS FOR REDEVELOPMENT AND INFILL DEVELOPMENT; COMMUNITIES FOR ALL AGES, INCOMES, AND ABILITIES; AND SUPPORT FOR MULTIMODAL MOBILITY INCLUDING PUBLIC TRANSIT

The County shall continue to develop and enforce innovative planning techniques and land development regulations designed to support the Central Florida Regional Growth Vision by protecting residential neighborhoods as distinct, attractive and safe places to live; by allowing residents to “age in place” through a range of housing types, attainable by households of varying needs and income levels; enhancing the economic viability of the community as a part of the diverse, globally competitive regional economy; promoting the efficient use of infrastructure and providing for a multimodal Mobility Strategy that includes a variety of transportation choices; increasing the variety of available housing opportunities at intermediate densities between low-density single family and high density multi-family; and preserving natural resources including public transit where feasible; open space, recreational areas, agricultural/rural areas, water resources and regionally significant natural areas. The Future Land Use Map series embodies strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner.

Policy FLU 5.1 Adopted Future Land Use Map Series and Official Future Land Map

The County has adopted a Future Land Use Map Series, as depicted in the following exhibits: *Exhibit FLU: FLU Series - Areas of Archaeological Potential; Cones of Influence; County Potable Water Service Areas and Treatment Plants; Environmentally Sensitive Lands Overlay; Flood Plains, Future Land Use Pattern 2027; Future Land Use Acreage; Preservation/Managed Land; General Soils; Geneva Freshwater Lens; Greenways, Blueways, and Major Trails; Recharge Areas; Wetlands and Resource Protection Areas*. All other Exhibits included in the Future Land Use Element (FLU) are adopted as a part of the FLU element. The purpose of this map series is to provide geographic information about important land use features of Seminole County that are considered during the process of evaluating either a proposed future land use designation change, or a development order. This map series is also adopted to comply with the requirements of Section 163.3177, Florida Statutes.

As noted in the section of the Implementation Element entitled “Future Land Use Map Maintenance”, the graphic entitled “Seminole County Future Land Use Pattern 2027” contained in the Future Land Use Element depicts the distribution of the Future Land Use pattern at a scale of 1”= 1 mile, but it is not a parcel-based graphic and the boundaries of the land use designations, as shown in the graphic, are not parcel-based. Therefore, the graphic entitled “Seminole County Future Land Use Pattern 2027” is not the official Future Land Use Map of Seminole County and should not be used for purposes of determining or predicting whether a particular development may be allowable on a particular parcel of land. The graphic entitled “Seminole County Future Land Use Pattern 2027” is included in the Future Land Use Element to



accomplish the following: provide a reader with the long term vision of the land use pattern of Seminole County; provide information about the planning horizon of the Comprehensive Plan; and, meet the statutory requirements to include, within the adopted map series, the proposed distribution of future land uses.

The Official Future Land Use Map is maintained in digital format in order to provide information on a parcel basis and is accessed through the County webpage at the following address:

<http://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6>.

Although the Official Land Use Map is provided on a parcel basis, information on the boundaries of individual parcels is not warranted to reflect all replatting, private property exchanges or other actions taken that may change the boundaries of parcels. In addition, although Future Land Use designations are drawn with the use of parcel boundaries where possible, there will be occasions where the boundary of a Future Land Use designation and a parcel do not coincide. In such instances, goals, objectives and policies of the Seminole County Comprehensive Plan and the adopted map series (including features such as environmentally sensitive lands) will be used to guide decisions about which Future Land Use designation applies to portions of a parcel.

Information about the future land use of a parcel is also available from the Development Services Department during normal business hours or by emailing the Development Services Department at PlanDesk@seminolecountyfl.gov.

The digitized map is amended by ordinance as needed. The ordinance number of the most recently adopted amendment is noted on the Seminole County Comprehensive Plan webpage near the hotlink to the Official Future Land Use Map. The address of the Seminole County Comprehensive Plan webpage is: <http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan>.

Policy FLU 5.2 Mixed Commercial/Residential Use Development

- A** The County shall allow properties designated as Commercial on the *County's Exhibit FLU: Future Land Use Map* to be developed as mixed residential/commercial ~~planned development use~~, subject to compliance with ~~performance frameworks mixed use development standards~~ in the Land Development Code (LDC). Residential shall be a supporting use within the boundaries of a commercial development, not exceeding 20 percent of net buildable area and 49 percent of total floor area. Gross residential square footage shall be included within the allowable 0.35 FAR in the Commercial designation.

The following residential uses will be permitted within the Commercial land use designation as an incentive to create opportunities for infill development; maintain short travel distances between commercial and residential areas; support the multimodal mobility strategy; and create



a range of obtainable housing opportunities and choices consistent with the Central Florida Regional Growth Vision:

- 1 ~~Attached multifamily units such as condominiums, apartments and townhouses of medium to high density~~ Missing Middle dwelling unit typologies, including Live-Work units; and
 - 2 Above store apartments, ~~live/work lofts or office flats~~.
- B** The County shall allow such mixed-use developments in order to discourage urban sprawl. This will be accomplished by increasing the usability of urban land through multimodal mobility to maintain short travel distances between commercial and residential uses; by creating a range of obtainable housing opportunities and choices; by allowing for infill development; and by providing transitional uses between low density residential and nonresidential uses.

Policy FLU 5.3 Floor Area Ratios

The County shall continue to use floor area ratios, impervious surface ratios and flexible height and setback standards as a means of projecting public facility and service needs, protecting important on-site natural features and providing options for maintaining compatibility with surrounding development. Floor area ratios (FAR) are presented in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*. FAR calculations are exclusive of structured parking.

Policy FLU 5.4 Water and Sewer Service Expansion

The County shall encourage compact development and ensure that expansion of urban development occurs in a contiguous fashion through the detailed requirements of various policies within the Potable Water and Sanitary Sewer Elements which:

- A** Ensure adequate service to residents within the established service area prior to expanding service areas;
- B** Restrict the use of package plants;
- C** Require mandatory hook-up to the County utility system; and
- D** Require new development to fund the cost of utility line extension.

Policy FLU 5.5 Higher Intensity Planned Development (HIP) Purpose

The Higher Intensity Planned Development (HIP) land use designation is designed as a multiple use category that combines an aggressive strategy to attract specific "target industry jobs," to support the Central Florida Growth Vision by encouraging development and redevelopment in centers and corridors where urban services are available or planned to be available and to protect rural and preservation areas by minimizing urban sprawl.

There are four types of HIP land use designations:

- A** HIP Transitional;
- B** HIP-Core;
- C** HIP- Target Industry; and
- D** HIP-Airport.



- 1 Internal access coordinated between and among individual parcels and uses;
- 2 Limited access points through cross access easements and joint use driveways;
- 3 Dedication of necessary rights-of-way, when justified upon applying the "rational nexus" and "rough proportionality" tests, and substantial private investment for multimodal mobility and safety features, including deceleration lanes, intersection improvements (including turn lanes), signalization, sidewalks, crosswalks, transit shelters and bus bays (consistent with plans of LYNX), and frontage roads when traffic impact studies and site impact analysis required by Chapter 10 of the Land Development Code for projects within the Dense Urban Land Area show that such improvements are needed for public safety and multimodal mobility management;
- 4 The development and implementation of fixed rail people mover, shuttle services or other transit systems and pedestrian and bicycle paths or other facilities as a means to ensure availability of multiple modes of safe multimodal mobility within a project; and
- 5 Parking lots, and parking structures that provide for shared parking, vanpool and carpool space (as well as leasable space for retail, office and restaurant uses within parking structures), location of parking to provide safe pedestrian access to buildings and for convenient park-and-ride lots. All parking must incorporate design features based on the guidelines of Crime Prevention Through Environmental Design (CPTED) principles; and
- 6 The use of deceleration lanes, synchronized traffic signalization, pedestrian priority signalization, frontage roads and similar public safety improvements.

D Transfer of Open Space

The County shall, on a case-by-case basis, allow the transfer of open space from intensely developed HIP areas to locations within the HIP Area to increase buffers from residential neighborhoods and consider the off-site transfer of open space to help assemble Countywide conservation areas and to encourage clustering of land uses.

E Urban Features

The County shall consider the adoption of performance guidelines for landscaping, hardscape, signage, lighting, and other urban features to enhance the appearance of developments from I-4 and other major through corridors during the review and approval of development proposals.

Policy FLU 5.13 ~~Reserved.~~ Missing Middle Development

In General

"Missing Middle" does not refer to a specific future land use designation, but to a collection of housing typologies which are incorporated into the Comprehensive Plan for the purpose of increasing the variety of housing types, improving housing affordability, and making efficient use of existing



public facilities and services. These typologies are intended, but not required, to be located along major roadway corridors, adjacent or in proximity to arterial roads, and on parcels of irregular shape or size which do not lend themselves to typical suburban development.

The following unit types (as defined in the Introduction Element) are addressed in this Policy:

Small-Lot Single Family
Cottage Court
Duplex – Side by Side
Duplex – Stacked
Townhouse
Triplex - Stacked
Four-Plex
Six-Plex
Courtyard Building
Live-Work Unit

Applicability

- A.** With the exception of Live-Work units, Missing Middle typologies shall be permitted in exclusively residential developments in the LDR, MDR, and HDR future land use designations. Development criteria for these typologies shall be provided in the Land Development Code through the MM zoning district. A given development may consist of a single Missing Middle typology, or a mixture of typologies.
- B.** Missing Middle units may also be permitted in conventional residential zoning districts as residential-only projects, subject to applicable standards in the Comprehensive Plan and Land Development Code.
- C.** Maximum density within a Missing Middle development shall be governed by the applicable future land use designation, or the Urban Centers and Corridors Overlay subject to the provisions of Policy FLU 5.17(C).
- D.** In Office and Commercial future land use designations, Missing Middle units shall serve a support function to a principal office or retail use on a development site. Gross residential square footage shall be limited to 20 percent of net buildable area and 49 percent of total floor area.
- E.** Live-Work units may be located in the Commercial and Office future land use designations where other policies and/or regulations permit limited residential use.
- F.** This policy shall not apply to Missing Middle typologies in the Planned Development (PD), Mixed Development (MXD), and Higher Intensity Planned Development (HIP) land use designations. Dwelling units similar to those addressed in this policy may be included in projects within the PD, MXD, and HIP designations subject to development criteria stated in a Development Order and/or Master Development Plan for a specific site.

Policy FLU 5.14 Regulation of Existing Uses

The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). Parcels of land currently used for agricultural purposes,



and developed parcels or parcels which had site plan approval prior to December 8, 1987, will be deemed to be compatible with and further the goals, policies, provisions, densities, intensities, and land uses provided for in this Plan. Properties zoned A-1 prior to December 8, 1987 located on land with HIP future land use designation may not be denied a single family residential building permit, provided that the property was consistent with the minimum lot size requirements of the A-1 zoning district, however; such properties must not be subdivided/platted into single family lots. The County shall not approve new A-1 zoning within the HIP land use designation.

Applicants for permits for new single family uses located on HIP properties shall be advised by the County that permitted land uses abutting the proposed single family unit may create noise or other impacts, and that the owner of the home may need to provide buffering along property lines to mitigate such impacts from future nonresidential uses that are permitted within the HIP land use designation.

The County may evaluate the need for additional methods of addressing the issue of existing A-1 zoned lots within the HIP land use designation to determine if amendments to the Land Development Code are necessary.

For parcels of land which were developed or had site plan approval prior to December 8, 1987, under a zoning district other than PD, shall be permitted to retain the existing zoning without undergoing a rezoning to PD or PLI, and shall be regarded as compatible with and furthering the goals, policies, provisions, densities, intensities, and land uses provided for in this Plan.

Development applications shall be forwarded to the appropriate staff for review and to propose conditions for infrastructure improvements (e.g., road, drainage, water and sewer plans) to adequately serve the project, and conditions for Comprehensive Plan compliance. Conditions may be imposed as part of the permit approval. Applicable Land Development Code appeal procedures are available.

Policy FLU 5.15 Mixed-Use Developments

In General

The Mixed Development future land use designation provides for a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, protect established residential neighborhoods from adverse impacts of nonresidential development and reduce the cost of public infrastructure.

A Allowable Developments and Uses include:

- 1 Mixed-use developments (includes both a residential and nonresidential component);
- 2 Multiple use developments (includes a mixture of nonresidential uses, such as retail commercial, office, service uses and/or light industrial).
- 3 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses ~~that can be restored~~, in accordance with the current zoning district



standards applicable to the property. However, new and/or additional development on a site must conform to this Policy.

- 4 New single use residential developments proposed for this land use designation shall be allowable uses if the site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies.
- 5 ~~Nonresidential uses;~~ New single-use nonresidential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and
- 6 Attendant on-site facilities such as utilities, transit-supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas.

B Allowable Zonings: Zonings permitted in the Mixed Development designation are:

- 1 Public Lands and Institutions;
- 2 Planned Development;
- 3 Mixed Use Corridor (MUCD) and
- ~~3~~ 4 Any nonresidential zoning classification(s) assigned to a subject parcel or area prior to the time the Mixed Development Land Use Designation is assigned. ~~Projects are permitted to develop or redevelop in accordance with the pre-existing zoning classifications. Where existing uses in such zones have been discontinued for 180 days, new development approvals shall require rezoning to MUCD, PD, or PLI.~~

C Densities and Intensities in General:

- 1 Residential densities up to a maximum of 30 dwelling units per net buildable acre are allowed, absent the inclusion of workforce housing units. A residential density of up to 40 units per net buildable acre will be permitted where a minimum of 20% of the project's units qualify as workforce housing. Minimum density shall be 10 units per net buildable acre.
- 2 The maximum floor area ratio (FAR) for nonresidential uses shall be ~~0.60~~ 1.0 FAR, with a potential FAR bonus, as follows:
 - a A FAR bonus of 0.20 for projects that qualify as a workforce housing development.
 - b A FAR bonus of 0.20 for projects that meet the minimum green certification level for the following standards:
 - 1) Leadership in Energy and Environmental Design (LEED) New Construction (NC) version 2.2 or Core and Shell version 2.0 and Commercial Interiors version 2.0.
 - 2) Florida Green Building Coalition (FGBC) certification Green Standard version 5.0, Green Commercial Building Standard version 1.0 or Green Hi-Rise Residential Building version



SEMINOLE COUNTY COMPREHENSIVE PLAN

1.0. The following procedure involving conferences with County staff must be satisfied to receive the FAR bonus for green certification:

- a) Pre-application conference.
- b) LEED/FGBC pre-construction submittal conference.
- c) LEED/FGBC construction submittal conference.
- d) LEED/FGBC mid-point construction conference.
- e) All materials shall be submitted to the County for review prior to submittal to the US Green Building Council (USGBC) or FGBC.

NOTE: In no case shall the FAR exceed ~~1.0~~ 1.4 inclusive of each bonus.

- 3 Nonresidential uses and higher FARs shall transition away from established residential neighborhoods according to the requirements of the assigned zoning classification to prevent adverse impacts to adjacent residential neighborhoods. Mixed-use structures abutting existing neighborhoods or lands with residential future land use designations shall include design features on the facades of structures facing those residential lands that are compatible with and complementary to the residential areas, as specified in the Seminole County Comprehensive Plan performance standards and the Land Development Code.

D Development Plan: A Mixed Use Development Plan must be submitted as part of any application to amend the Future Land Use to Mixed Development and rezone to the PD zoning district. The development plan shall illustrate the location of the proposed uses and indicate densities and intensities and facility improvements. The Concept Plan shall support and be consistent with the maximum densities and intensities of any individual service area contained within the Mixed Use area, where applicable. The purpose of the Mixed Use Development Plan is to determine whether property subject to the PD rezoning can meet the standards set forth in the proposed zoning district. The Mixed Use Development Plan sets forth the proposed uses and performance framework applicable to the property. At a minimum, the Mixed Use Development Plan shall emphasize compatibility with adjacent existing properties while demonstrating a compact, walkable development proposal. The sole intent of the Development Plan is to provide a tool for the Board of County Commissioners to determine whether the standards of the proposed Mixed Development Future Land Use designation can be applied to the property and whether the standards set forth in the Planned Development zoning district provide adequate compatibility to properly address issues created by adjacent development. *Exhibit FLU: Compatible Transitional Land Uses* will be utilized in evaluating compatibility of proposed uses.

E Established Residential Uses: Special attention shall be given to established residential uses adjacent to or near any MXD parcel or area to provide for a reasonable transition of uses and reasonable buffers. A transitional area of compatible residential uses, structures that resemble residences of comparable heights to the adjacent residential uses, or



substantial buffers and setbacks must be provided between the established residential uses and any new nonresidential uses.

F Mixed Development Performance Framework: MXD projects shall ensure creative design, efficient use of facilities and services and protection of established residential neighborhoods by:

- 1 Providing safe and plentiful vehicle, bicycle and pedestrian ways between and among the several uses and activities in the Mixed Development proposal itself, thus supporting the County's multi-modal mobility strategy and providing for a variety of transportation choices in support of the Central Florida Regional Growth Vision;
- 2 Designing traffic circulation that discourages cut-through vehicular traffic into established residential neighborhoods, thus ensuring distinct, attractive and safe places to live, in support of the Central Florida Regional Growth Vision;
- 3 Planting shade trees along the road rights-of-way and including Florida-friendly landscaping materials throughout the Mixed Development to reduce water demand;
- 4 Incorporating and preserving open space and significant natural areas, if any, to promote compatibility, foster distinct, attractive and safe places to live and create pedestrian connections between uses, in a manner consistent with the definition of Urban Open Space contained within *Policy FLU 4.4 Urban Open Space, On-Site Recreational Amenities and Buffering Performance Frameworks for Infill/Redevelopment Areas* and the Introduction Element;
- 5 Designing parking, stormwater facilities, access and signage, to reduce costs, create a safe pedestrian environment and improve visual appearance;
- 6 Ensuring compatibility with adjacent, surrounding, and less intensive abutting land uses, in order to preserve neighborhood character, by building setbacks and building heights, and the location, type and size of buffering and landscaping, with attention to transitioning the intensity of uses adjacent to the existing neighborhood;
- 7 Incorporating the principles of Crime Prevention Through Environmental Design throughout the Mixed Development proposal; and
- 8 Emphasizing a compact, walkable development pattern. MXD projects shall not be designed as sprawl or strip developments. Where pedestrian and/or bicycle connections between new and adjacent existing MXD developments are feasible, those connections shall be included in the new proposals. Where a pedestrian and/or bicycle connection is feasible between a new MXD proposal and surrounding neighborhoods in a manner that supports and preserves the character of the existing, surrounding neighborhood, applicants for MXD projects shall be directed to meet with surrounding property owners to explore the feasibility of such connections.



FUTURE LAND USE ELEMENT PLAN AMENDMENT STANDARDS OF REVIEW

The Seminole County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the unincorporated portions of Seminole County.

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the *Exhibit FLU: Future Land Use Map* by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any Countywide impacts or any significant area-wide impacts of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four major categories of Plan policies as follows:

- A** Programs: Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.
- B** Regulations: The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan.
- C** Development Policies: Additional criteria and standards are also included in the Plan that describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.
- D** Coordination: Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.

STANDARDS OF REVIEW - CATEGORY I

~~To the extent that an application for a Plan amendment asserts, and County staff agrees, based upon the analysis of the proposal considering the matters set forth herein, that the proposed Plan amendment for a small area, such as a "small scale" amendment (less than 10 acres, and, if residential, fewer than 10 units per acre) or a single parcel, has predominantly localized impacts which would require a review emphasizing local area compatibility more than regional or statewide impacts. However, applicants submitting either small scale or large scale All proposed amendments shall address these criteria, and staff shall evaluate the material submitted by the applicant:~~



- A** Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.
- B** Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.
- C** Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.
- D** Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).
- E** Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.
- F** Whether the proposed use furthers the public interest by providing or enabling the provision of:
 - 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);
 - 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);
 - 3 A range of obtainable housing opportunities and choices, including affordable or workforce housing;
 - 4 Economic development (enabling higher paying jobs);
 - 5 Reduction in transportation impacts on area-wide roads;
 - 6 Mass transit and a variety of transportation choices; or
 - 7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives or Policies.)

STANDARDS OF REVIEW - CATEGORY II

Land Use Densities/ Intensities and Allowable Zoning Classifications

All land use designations, zoning classifications, and resulting development shall be consistent with the standards set forth in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*, except as specifically set forth in this Plan.

Optional Land Use Designations

The Board of County Commissioners may determine that a land use designation other than the designation requested by the applicant is appropriate. Examples of optional land use designations to the designation applied for are set forth in *Exhibit FLU: Optional Land Use Designations*.

Services and Facilities/ Internal Consistency of the Comprehensive Plan

Minimum facilities needed to support a land use designation amendment shall be those defined in *Exhibit FLU: Services and Facilities by Classification* and shall be subject to the requirement of Section 163.3177(2), Florida Statutes that coordination of the elements of the local comprehensive plan shall be a major objective of the planning process. Accordingly, applicants for Future Land Use amendments shall submit data and analyses as summarized below. The

analyses shall document the fact that the proposed amendment will not cause internal inconsistency within the Seminole County Comprehensive Plan by lowering the adopted levels of service contained in the Capital Improvements and Implementation Elements of this Plan.

State / Federal Agency Review

Proposed amendments shall be forwarded to appropriate State agencies (and federal agencies when appropriate) for review and comment on projects located adjacent to State or federally owned lands, within any area subject to special provisions of law or upon request of the State or federal agency.

Data and Analysis

The following data and analysis shall be provided by the applicant as part of the application package to provide adequate time for review by staff and appropriate agencies:

- A** Any application for a Plan amendment within an area affected by a special law, such as the Wekiva River Protection Act, must contain a statement of consistency with the provisions of law rendered by the appropriate agency or, if the appropriate agency will not or cannot issue such a statement, the application shall provide sufficient competent evidence to demonstrate consistency with the special provisions of law.
- B** Proposed amendments to the Planned Development future land use designation must be accompanied by a complete rezoning application (including associated master/site plan). The plan amendment application shall be accompanied by data and analysis supporting the ability of service providers to meet service demands at the density or intensity desired by the rezoning application. An approval of a rezoning shall not become effective until 22 days after publication of an unchallenged Notification of Intent by the State Land Planning Agency. The rezoning application shall be evaluated during the transmittal and adoption hearings relating to the Plan amendment application. For rezoning applications made by property owners, the public hearing for the rezoning may be held concurrently with the adoption of the Plan amendment. In so much as State law requires two public hearings for administratively initiated rezonings, the adoption hearing for the Plan amendment application may serve as the first public hearing on the rezoning application. If State law were to be amended, public hearings may be held in accordance with State law.
- C** Traffic studies shall be required to identify the ability of the roadway network and other transportation facilities to accommodate the land use with the existing or programmed network, near-site improvements, project phasing, etc., for all regular (large scale) amendments. Such studies may also be required for small scale amendments where roadways are constrained and public transportation limited.
- D** Student generation analysis, based on the student generation rate factors of the Seminole County School District, shall be provided by an applicant seeking an increase in density.
- E** Water demand calculations based on adopted levels of service as provided by the water service provider shall be provided by an applicant seeking increases in density and/or intensity of land uses.
- F** For an amendment proposed to redesignate land that allows employment to a residential only designation the potential impact of the proposed amendment on the County's jobs-to-housing balance shall be calculated by the applicant, measured as a ratio between total County employment divided by total allowable housing units (according to statistics available from Metro Orlando), plus those proposed by the land use change. ~~As of 2008, the Seminole County jobs-housing ratio is 1.29.~~ If the calculation results in the County ratio falling below a minimum standard of 1.0 jobs per housing unit, the County may recommend an alternative course of action, such as a change of land use to the Mixed



Development Future Land Use designation, rather than a residential future land use designation.

- G** Wetlands mitigation plans, where disruption greater than that permitted by the Land Development Code is anticipated to occur, and documentation regarding viability of said mitigation plans from the appropriate agency that has jurisdiction over any impacted regional wetlands.

Amendments to Existing Planned Development Sites

The following standards apply when determining whether a Plan amendment is required for new development proposals on previously approved Planned Development sites:

- A** Plan amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criteria is public and quasi-public uses (e.g., libraries, schools, recreation, roads, transit facilities) that provide an area-wide benefit to the community.
- B** Plan amendment is required if the proposal shows a change in intensity or density of a previously approved use which results in an increase of 10% or more in the number of average daily trips as defined by Institute of Transportation Engineers trip generation standards.

Standards for Amending the Urban/Rural Boundary

The County's Urban/Rural Boundary has been established as a part of the Seminole County Charter. Any proposed amendment to the Boundary within the County Plan must meet the standards established in the Seminole County Charter.

Amendments to the County's Urban/Rural Boundary, as depicted on *Exhibit FLU: Special Area Boundaries*, may be considered only if all of the following standards are affirmatively met.

A Demonstration of Need:

- 1 Data and analysis shall be provided to document that additional urban lands are needed to accommodate population, housing or employment projected for the horizon year of this Plan, based on the population projections used by the current version of the Seminole County Comprehensive Plan; or
- 2 Data and analysis shall be provided to document that additional lands are required to support affordable, workforce or obtainable housing opportunities and choices in proximity to employment opportunities and public transportation or that such amendment is needed to achieve the adopted redevelopment goals of the County because of the lack of suitable redevelopable or vacant land within the urban area; or
- 3 Data and analysis shall be provided to document that additional lands are required to support the adopted economic development goals of the County because of the lack of suitable vacant or redevelopable land within the urban area; or
- 4 Data and analysis shall be provided to document that additional lands are required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.

B Locational Analysis of Amendments:

- 1 Availability of facilities and services, and the orderly, efficient and cost-effective provision of service, given that the level of service for potable water and sanitary sewer in the Rural Area is on-site service, and that availability of public school capacity in the Rural Area is limited; and



- 2 Fiscal capacity to provide adopted levels of service; and
 - 3 Protection of environmental and natural resources, including regionally significant natural areas.
 - a Analysis that the amendment would not negatively impact the interconnected system of wetlands/uplands that exist in the Rural Area and provide a high quality mosaic of regional significance. This analysis must describe how the amendment protects the wetlands/uplands systems, including:
 - 1) Retaining the connectivity of wetlands;
 - 2) Retaining/Improving the ecological quality of wetlands; and
 - 3) Retaining the functional and structure values of the types of wetlands in the Rural Area.
 - b If amendment to the Urban/Rural Boundary is approved, developments shall avoid impact to wetlands to the maximum extent possible by utilization of clustering and other special techniques.
 - 4 Contiguity to existing boundary and urban development patterns so as to discourage urban sprawl; and
 - 5 Adequate transitions to maintain compatibility with adjacent, existing communities.
- C Mandatory Consistency with the Goals, Objectives and Policies of the Plan and Regional, Plans:**
- 1 Any proposed amendment to the Urban/Rural Boundary must undergo an assessment of consistency with applicable goals, objectives and policies of this Plan, the East Central Florida Regional Planning Council's Strategic Regional Policy Plan, and the Central Florida Regional Growth Vision.

The above standards shall be evaluated by means of the preparation of needs analysis statements, economic impact statements, environmental impact statements, and land use compatibility analyses. If an amendment to the Urban/Rural Boundary is adopted, the above referenced documentation shall be submitted to the State Reviewing Agencies as support documents relating to rural/urban area amendments.

Standards for Plan Amendments within the East Lake Sylvan Transitional Area

In order to be eligible for residential density increase within the East Lake Sylvan Transitional Area, as depicted in *Exhibit FLU: Special Area Boundaries*, an applicant for a Plan amendment proposing a residential density greater than one unit per net buildable acre must comply with each of the following standards:

- A** The maximum allowable residential density upon parcels shall not exceed 2.5 dwelling units per net buildable acre.
- B** Plan amendments shall be to the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Residential development shall employ clustering techniques to comply with Policy [FLU 12.2](#) by creating less impact on natural resources than one unit per net buildable acre in a non-clustered configuration.
- C** Applications for development shall include specific information to document how the proposed development will comply with Paragraph B above. [A methodology for creating the required documentation will be included in the Comprehensive Plan](#)



amendments implementing the 2022 Evaluation and Appraisal Report. This information may include, but is not limited to, the following:

- 1 Length of paved roads and utility lines needed to serve the development.
 - 2 Acreage set aside from development through designation as open space and/or conservation easements.
 - 3 Preservation of native vegetation, wildlife habitat, and aquifer recharge areas.
 - 4 Innovative design techniques such as low-impact development (LID) and LEED certification.
- D** Prior to approval, the applicant shall be required to submit documentation demonstrating that natural resources are protected, provided a maximum density not to exceed two and one-half dwelling units per net buildable acre.
- E** All conditions necessary for compliance with these standards shall be placed in the subdivision's covenants and restrictions, which covenants and restrictions shall be recorded in the official land records of Seminole County and which will provide for enforcement of the restrictions by the mandatory homeowners association established to govern the subject property.



URBAN LAND USE CATEGORIES RESIDENTIAL DESIGNATION SERIES

Low Density Residential

Purpose and Intent

The purpose and intent of this land use designation is to provide appropriate locations for ~~standard detached single family~~ residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose 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.

Uses

- A** Single family detached residences (site-built or modular) and/or Missing Middle housing typologies as defined in the Introduction Element (except for Six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre;
- B** Public elementary schools, public middle schools and public high schools; and
- C** Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas.

Services and Facilities

This land use requires an urban level of service for most facilities consistent with *Exhibit FLU: Services and Facilities by Classification*.

Special Provisions

- A** Pedestrian, bicycle and vehicular linkages between abutting residential areas is encouraged in order to provide convenient access to recreation, schools, libraries, and shopping. Vehicular connections between subdivisions should be designed to serve local residents and discourage through traffic. Pedestrian connections between residential areas, sidewalks abutting the residential areas, and transit stops are encouraged.
- B** Clustering of residential units to preserve environmentally sensitive areas above and beyond Land Development Code requirements and/or to provide sites for schools, recreation and other public facilities is permitted under the Planned Unit Development zoning classification. To maintain compatibility with surrounding land uses, the density of clustered units is limited to a maximum of four dwelling units per net buildable acre.
- C** Mobile homes/manufactured housing may be permitted where compatible with surrounding development (i.e., areas where these uses are established and areas serving as a transition between higher intensity urban uses and Low Density Residential uses).
- D** ~~Single family detached residences (site-built or modular)~~ Allowable dwelling unit types may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of *Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses*.



Medium Density Residential

Purpose and Intent

The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre and allow for the conversion of existing residential units to residential professional office uses in the Residential Professional zoning classification. This land use should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential/Suburban Estates uses.

Uses

- A** Single family detached residences, patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre;
- B** Missing Middle housing typologies (except for Live/Work units), as defined in the Introduction Element at a maximum density of 10 dwelling units per net buildable acre;
- B C** Conversion of existing residential units to residential professional offices;
- E D** Public elementary schools, public middle schools and public high schools; and
- D E** Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities and publicly owned parks and recreational areas.

Services and Facilities

This land use requires a full range of services and facilities (see *Exhibit FLU: Services and Facilities by Classification*).

Special Provisions

- A** Multi-family developments require the provision of on-site amenities including active recreation areas, usable open space and pedestrian walkways as a component of development design. On-site transit facilities (e.g., bus shelters and bays) may be required on a site specific basis.
- B** Clustering of residential units to preserve environmentally sensitive areas above and beyond current Land Development Code requirements and/or to provide sites for schools, recreation and other public facilities is permitted under the Planned Unit Development zoning classification. To maintain compatibility with surrounding land uses, the density of clustered units is limited to a maximum density of 10 units per net buildable acre.
- C** Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of *Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses*



High Density Residential

Purpose and Intent

The purpose and intent of this land uses designation is to provide for a range of residential development at a maximum density of 20 dwelling units per net buildable acre. High density residential development should be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This land use can act as an effective transitional use between nonresidential and Medium Density Residential uses.

Uses

- A** Condominiums, townhouses, apartment hotels, boarding and lodging houses, and motels;
- B** Missing Middle housing typologies (except for Live/Work units), as defined in the Introduction Element, at a maximum density of 20 dwelling units per net buildable acre;
- ~~B~~ C** Public elementary schools, public middle schools and public high schools; and
- ~~C~~ D** Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses.
- ~~D~~ E** Residential densities may be permitted up to a maximum of 22 dwelling units per net buildable acre in accordance with the provisions of Policy FLU 10.1 and Policy HSG 3.3.

Services and Facilities

This land use requires a full range of urban services and facilities (see *Exhibit FLU: Services and Facilities by Classification*).

Special Provisions

- A** High density developments require maximum lot coverage, minimum open space, recreation, pedestrian walkways and transit facility requirements to enhance the living environment of residents and to provide convenient access to area schools, shopping and recreational facilities. On-site transit facilities (e.g., bus shelters and bays) may be required on a site specific basis.
- B** Clustering of residential units to preserve environmentally sensitive areas above and beyond current Land Development Code requirements and/or to provide sites for schools, recreation and other public facilities is permitted under the Planned Unit Development zoning classification.
- C** Increased building heights up to 60 feet may be allowed where compatible with adjacent uses to minimize urban sprawl.

Special Services

Higher intensity development may require special services such as aerial fire equipment, transit facilities and effluent reuse to meet public safety needs and offset facility capacity impacts.



URBAN LAND USE CATEGORIES

MIXED LAND USE DESIGNATION AND OVERLAY SERIES

Urban Centers and Corridors Overlay

Purpose and Intent

The purpose of the Urban Centers and Corridors Overlay is to encourage and incentivize a phased redevelopment of areas identified on *Exhibit FLU: Urban Centers and Corridors* into a more compact development pattern to achieve these County objectives: support the Central Florida Regional Growth Vision; increase internal trip capture within a Center; increase access to needed services; increase availability of and easy access to jobs; increase availability of a range of attainable, workforce and affordable housing; and increase safe use of multiple modes of transportation. A performance framework will determine how infill development and redevelopment seeking incentives can occur.

The Urban Centers are located within the unincorporated Dense Urban Land Area, contain one or more urban land uses (such as residential or employment), and have access to more than one mode of transportation.

Urban Centers and Corridors approval processes are as specified in Policy FLU 5.17.

Planned Development

Purpose and Intent

The purpose and intent of this land use designation is to ~~enable~~ implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. The Planned Development future land use designation shall promote flexibility and creativity in development design, especially where needed to implement adopted policies of the Comprehensive Plan. It may also be used to promote affordable/workforce housing, pedestrian-oriented development, and protection of natural resources such as wetlands, lakes, and other natural amenities.

This land use designation provides for a variety of densities and/or intensities arranged within a development site to ~~encourage~~ facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.

An application for rezoning to PD (Planned Development) zoning must accompany an application to amend the future land use designation of a property to PD (Planned Development) future land use. ~~The rezoning does not take effect until 31 days after completion of the transmittal of the adopted future land use amendment from the County to the State and Regional reviews agencies, which is the time period set for all Future Land Use amendments to take effect. The rezoning shall take effect upon the effective date of the PD future land use amendment under the provisions of Florida Statutes Chapter 163.3184 or 163.3187, whichever is applicable.~~ Upon approval of the future land use designation, the maximum permitted density and/or intensity requested in the rezoning application shall be noted on the County's Future Land Use Map or map series.

PD (Planned Development) zoning within the Planned Development land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans



shall address compatibility with adjacent uses through, at a minimum, buffering, setbacks, lighting, building heights, and creative site design features where needed (such as lot sizes on perimeters that are comparable to lot sizes in adjacent residential developments) to ensure such compatibility.

Additionally, architectural details may be considered by the Board of County Commissioners (Board) on a site specific basis when determining if a planned development is compatible with the character of the area. Such standards may include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; the size and location of service areas and other features specified by performance standards in the Land Development Code. If the proposed plan does not or cannot achieve the desired level of compatibility, as determined by the Board, the Board may deny the PD future land use designation and rezoning request.

Uses

Subject to limitations specified in the Land Development Code, any use may be allowed within a planned development. Typical projects may include, but are not limited to:

- A** Mixed-use developments (residential and nonresidential uses on the development site);
- B** Residential developments with a range of unit types and densities, and may include accessory dwelling units (ADUs);
- C** Nonresidential developments (office, commercial, industrial, etc.);
- D** Transit-oriented development;
- D E** Public and private elementary schools, middle schools and high schools; and
- E E** Attendant on-site facilities such as shared vehicular and bicycle parking facilities, public transit stops and shelters, utilities and recreation areas.

Zoning

Zoning classifications allowed in this land use designation are presented in Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications. The only allowable zoning classification is the Planned Development (PD) zoning district.

Services and Facilities

Service and facility requirements will vary according to development intensity. Services and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial, etc.) land use designations for uses on the development site (see *Exhibit FLU: Services and Facilities by Classification*).

Special Provisions

- A** Future Land Use Designation Requires Rezoning: ~~Plan amendments to~~ An application for the Planned Development future land use designation must be accompanied by and processed concurrently with a rezoning request for the Planned Development (PD) zoning district, including a ~~and preliminary master plan/site plan~~ Master Development Plan as provided for in the Land Development Code. ~~The proposed rezoning is processed at the same time as the amendment to Planned Development and shall not become effective until 31 days after completion of the future land use amendment process, as is the case for all Future Land Use amendments. The 31-day period allows for second transmission of that amendment following adoption to the State and~~



~~Regional Review agencies, response of State and Regional review agencies and waiting period required by State Law for affected parties to request hearings.~~

The ~~master plan/site plan~~ Master Development Plan shall provide open space, recreation, and internal and external pedestrian circulation for residents, employees and/or customers as a component of site design. ~~To the extent feasible, the master plan/site plan~~ The Master Development Plan is encouraged to shall protect locally and regionally significant features ~~such as, but not limited to, wetlands and floodplains~~ by ~~transferring~~ locating all residential units proposed for the portion of the site containing the feature to other portions of the site, through the use of clustering of units proposed residential and/or nonresidential uses within net buildable areas as defined in the Introduction Element. Historic or archaeological sites of significance shall also be preserved through effective site design. This provision applies for sites within the urban portion of unincorporated Seminole County, and not for sites within or adjacent to the Wekiva Protection Area and the East Rural Area.

- B** Minimum Open Space: A minimum of 25% of the site must be designated as recreation and common open space areas ~~except that larger amounts of open space may be required under other policies of the Comprehensive Plan and/or regulations in the Land Development Code.~~
- C** Compatibility with Adjacent Uses: Due to the ability to cluster units and provide for a mixture of uses on-site, planned developments require special consideration of the location, type and size of buffer yards to maximize compatibility with adjacent land uses.
- D** Nonresidential Use Locations within Mixed-use Planned Developments: Commercial and other nonresidential uses within mixed-use developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian and bicycle access for residents of the planned development community, demonstrate internal trip capture within the planned development community, and minimize the impact of commercial uses on adjacent and surrounding communities.
- E** Minimum Size: ~~Mixed-use~~ All planned developments are required to demonstrate that they contain must include sufficient contiguous acreage to effectively design the site for residential and nonresidential uses, and required parking provide all required features and support facilities, including open space, stormwater retention, and parking.
- F** Planned Developments in Sensitive Areas: Planned developments adjacent to the Wekiva and Econlockhatchee Rivers and adjacent wetlands, as well as within the Rural Area of Seminole County, shall be designed to maintain the rural density, intensity and character of these areas, and where permitted, concentrate allowable units on those portions of the development site which are farthest from the surface waters and wetlands, and restrict required open space areas to passive recreational uses.
- G** Development Phasing: Development of the phases of a mixed-use development must be timed concurrent with concurrency facility capacity to ensure the provision of adequate public services according to adopted standards (see *Exhibit FLU: Services and Facilities By Classification*) and facility plans. Each phase must be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- H** Access within the Development: Planned developments shall be designed to have safe and plentiful ways for vehicles, bicycles and pedestrians to travel between and among the several uses and activities if developed as a mixed-use development. Sidewalks, bicycle paths, cross access easement, connected parking lots, and other similar means of providing full internal access are typical components.



- I** Access to Adjacent Developments: If developed as a mixed-use development, planned developments shall provide access for vehicles, bicycles and pedestrians from the mixed-use development to adjacent activities for ease of travel and reduction of trips on main thoroughfares. Access to residential neighborhoods shall be designed to prevent cut-through traffic and intrusion of adverse impacts. Design concepts shall include a roadway design for mixed-use areas that does not adversely impact established residential areas.
- J** Shared Facilities: Planned developments are intended to offer advantages of integrated infrastructure (e.g., shared parking, stormwater facilities and signage, etc.) to reduce costs, reduce the provision of excess facilities and improve visual appearance.

Special Services

Higher intensity development may require special services such as aerial fire equipment, transit facilities and effluent reuse to meet public safety needs and to offset facility capacity impacts.

Higher Intensity Planned Development (HIP) - Core And Transitional Areas

Purpose and Intent

The purpose and intent of this land use is to designate strategic locations to accommodate employment centers and higher intensity mixed uses where efficient use can be made of existing infrastructure and to discourage urban sprawl. The maximum density and intensity permitted in the HIP-Core designation is 50 dwelling units per net buildable acre and floor area ratio of 1.0, and 20 dwelling units per net buildable acre and floor area ratio of 0.35 in the HIP-Transitional designation. This land use is designated within the urban service area along major expressway, collector, and arterial roadway corridors, and interchange areas where location factors and higher land values tend to attract higher intensity development and services and facilities are programmed to accommodate a variety of residential and nonresidential uses. Medium to high density residential supportive of employment uses, office, commercial and industrial land uses are permitted, in order to allow for multimodal work trips. This will allow residents of a mixed use development or housing built close to an employment use the option of walking or bicycling to work, or driving to work without accessing major arterials and freeways. The intent of this land use is to:

- A** Provide an economic benefit in terms of employment opportunities and increased tax base;
- B** Locate higher intensity uses where roadway capacity can accommodate increased traffic due to short trip distances to major freeways and increased lane capacity at major intersections; and
- C** Locate higher intensity uses along major roadways, at interchanges and intersections to reduce development pressures in other areas of the County, thereby minimizing road congestion and community compatibility impacts associated with sprawl development.

Uses

- A** Planned developments, corporate business parks, office complexes, industrial parks and attendant retail, commercial, service, and hotel uses;
- B** Public and private elementary schools, middle schools and high schools;
- C** Planned medium density residential and high density residential developments supportive of employment uses; and



Mixed Development

Purpose and Intent

In general, the purpose and intent of this land use is to encourage and promote well planned, suitable and appropriate mixed-use developments with residential and nonresidential components in close proximity to one another. ~~This land use designation is an optional, or applicant-driven, land use for which an applicant will apply.~~ The County shall not may apply the Mixed Development (MXD) land use designation ~~unless working with land owners~~ for a public purpose, such as enabling redevelopment undertaken pursuant to plans or strategies adopted in accord with Chapter 163, Part III of Florida Statutes, or as part of an overall strategy to support the Central Florida Regional Growth Vision by enabling the creation of compact, transit-oriented and energy-efficient development patterns that prevent urban sprawl and strip development, and foster the use of alternative transportation modes. Should an applicant seek this land use designation, the list of potential development options is identified below. This land use provides for a mix of uses within a development site ~~or within a multiple parcel area~~ to encourage flexible and creative design, to protect established residential neighborhoods from adverse impacts from nonresidential development while encouraging internal capture of automobile trips and to reduce the cost of public infrastructure. The Mixed Development designation allows for a transition of uses from parcel to parcel to protect adjacent residential uses from adverse impacts of nonresidential uses.

A minimum of two uses are required within an MXD development unless special circumstances apply ~~(see Paragraph C below), but no mandatory minimum percentage of each use shall be established.~~

~~Where unincorporated lands within a corridor, or an unincorporated area with multiple parcels and multiple property owners has been designated as Mixed Development, multiple providers of potable water and sanitary sewer exist and the area is not subject to a Development of Regional Impact approval, individual service areas shall be identified and the maximum allowable number of dwelling units and nonresidential square footage shall be recorded for each service area as a part of the Seminole County Comprehensive Plan Future Land Use Element text. The maximums shall be determined by and consistent with the adopted levels of service of the providers.~~

Potential Development Options that may be selected Development Options and Criteria

- A** Mixed-use developments that include a mix of residential and nonresidential components. Within such developments, residential shall not exceed 49 percent of gross floor area except where located above street-level retail or office uses;
- B** Multiple use developments allow with a mixture of nonresidential uses, such as retail commercial, office, service uses and/or light industrial;
- C** ~~New developments are required to be mixed-use developments, unless~~ Single-use developments in which one or more special circumstances apply, as follows:
 - 1 Existing single use developments in place at the time that the land area ~~is~~ was designated MXD. Such developments shall be allowed to continue as legal conforming uses that can be ~~restored~~, maintained ~~or redeveloped~~ in accordance with the zoning district standards in effect prior to designation of the site as MXD Future Land Use. However, new development approvals shall require rezoning to the MUCD, PD, or PLI districts.
 - 2 New single use developments ~~proposed for this land use designation shall be allowable uses if a site contains~~ on sites containing fewer than six acres.



~~3—Single use residential developments on sites containing six or more acres are allowable if a range of housing opportunities, including workforce housing, and a variety of transportation choices linking the development to nearby nonresidential uses is provided, in support of the Central Florida Regional Growth Vision.~~

- D. Allowable residential uses may include single family in place prior to the land being designated MXD, ~~zero-lot line units, duplexes, tri- and quadplex units, townhouse units, units located above nonresidential uses within multi-story structures, accessory units and multi-story multi-family units;~~ multi-family, and Missing Middle typologies;
- E. Allowable nonresidential uses may include commercial, office, hotel, service, very light industrial, public and private schools (including elementary, middle and high schools), banks, cultural facilities, open space and natural areas, health care facilities including hospital, day care facilities, indoor recreational facilities, parks, restaurants, business and light industrial “incubators” and research facilities; and
- F. Attendant on-site facilities such as structured parking facilities integrated into other uses, transit facilities, utilities, and recreation areas.

Land Use Mix Requirements

The Mixed Development future land use designation will accommodate a land use mix consistent with the following table:

General Use	Minimum Acreage	Maximum Acreage
Medium – High Density Residential Uses*	20%	80%
Light Industrial Uses	20%	80%
Commercial Uses(including retail and office uses)**	20%	80%

Note: Total land use mixture cannot exceed 100% of site acreage.

**Maximum permitted residential density is 30 dwelling units per net buildable acre. A residential density of up to 40 units per net buildable acre will be permitted where a minimum of 20% of the project's units qualify as workforce housing.*

***The maximum Floor Area Ratio (FAR) for all nonresidential uses shall be .60 FAR with a potential bonus of .20 FAR for developments that qualify as a workforce housing development. A potential bonus of .20 FAR is also available for projects that meet the minimum green certification standards per Policy FLU 5.15 Mixed-Use Developments. In no case shall the FAR exceed 1.0 inclusive of each bonus.*

- ~~G.~~ This distribution range represents the mix of uses within the entirety of the Mixed Development area which would be accommodated over the planning horizon. Mixed Development land use shall be assigned to properties in ~~accord~~ accordance with, but not limited to, the following criteria:
 - 1 Properties currently surrounded by or planned for urban densities and intensities of land use;
 - 2 Location of the property ~~within, or in close proximity to, an established Community Redevelopment Area or~~ within a one-mile radius of a commuter rail station stop.
 - 3 Standards, methodologies and techniques addressed in the Comprehensive Plan, such as level of service standards to ensure that internal consistency is maintained;
 - 4 Provision of facilities and services shall be required consistent with *Exhibit FLU: Services and Facilities By Classification*; and
 - 5 Mixed Development land use shall not be assigned to properties within the Wekiva River Protection Area or the East Rural Area of Seminole County.



Nonresidential uses and FARs shall transition away from established residential neighborhoods according to the requirements of *Policy FLU 5.15 Mixed-Use Developments* and the assigned zoning classification to prevent adverse impacts to adjacent residential neighborhoods. Mixed-use structures abutting neighborhoods or lands with residential future land use designations shall include design features facing those residential lands that are compatible with and complementary to the residential areas and other features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within *Policy FLU 5.15 Mixed-Use Developments* and the Land Development Code.

Zoning

Zoning classifications allowed in this land use designation are presented in *Exhibit FLU: Future Land Use Designations and Zoning Classifications*. Plan amendments to Mixed Development do not require a concurrent rezoning at the time the land use designation is assigned.

Locational Criteria

Uses must be located so as to be compatible with existing uses. A Mixed-Use Concept Plan must be submitted and approved as part of any rezoning to an allowable zoning district within the MXD future land use designation. *Exhibit FLU: Compatible Transitional Uses* will be utilized in evaluating compatibility of proposed uses.

Concept Plan

The concept plan shall ~~illustrate~~ specify the location of proposed uses and facility improvements; a walkable development pattern that supports multiple modes of transportation; and ~~shall indicate proposed~~ densities and intensities of uses. The purpose of the concept plan is to determine whether the proposed use can ~~meet the requirements of the zoning classification, which implement~~ comply with the performance standards specified in *Policy FLU 5.15 Mixed-Use Developments*. ~~The Concept Plan shall support and be consistent with the maximum densities and intensities of any individual service area, where applicable.~~ Special attention shall be given to established residential uses adjacent to or near any MXD parcel or area to provide a reasonable transition of uses and reasonable buffers. A transition area of compatible residential uses, structures that resemble residences of comparable heights to the adjacent residential uses, or substantial buffers and setbacks must be provided between the established residential uses and any new nonresidential use.

Services and Facilities

This land use requires a full range of urban services and facilities (see *Exhibit FLU: Services and Facilities by Classification*). Services and facility requirements will vary according to development intensity. Services and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial, etc.) land use designations for uses on the development site (see *Exhibit FLU: Services and Facilities by Classification*). Adequate services and facilities must be in place or programmed prior to the Board of County Commissioners approving any new zoning classification within this land use designation. Rezoning to allow nonresidential uses may be approved only if the applicant demonstrates that the project traffic will not damage local roads or adversely impact residential uses.

Performance Standards

Performance Standards provided in *Policy FLU 5.15 Mixed-Use Developments* and the Seminole County Land Development Code shall apply (see *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications* for allowable residential densities and nonresidential intensities).



- A Open Space: Open space shall be provided that incorporates and preserves natural areas, if any, is consistent with the requirements of Urban Open Space definition contained in Policy FLU 4.4 and the Introduction Element, as well as land development code requirements, and shall be designed in a manner to promote compatibility of uses by promoting pedestrian connections between compatible uses and assisting in buffering of incompatible uses.
- B Landscaping and Buffers: Flexibility in design of landscaping and buffers shall be allowed in mixed-use developments to maximize compatibility between existing and proposed land uses based on the intensity of proposed uses. Where compatibility permits, separate pedestrian and vehicular connections to abutting land uses shall be provided.

Special Provisions

- A Compatibility: Development within Mixed Development shall be designed in a manner to promote compatibility of uses. Special consideration shall be given to pedestrian connections, building setbacks and building heights, and the location, type and size of buffering and landscaping to prevent adverse impacts to adjacent established residential neighborhoods.
- B Development Phasing: Development of the phases of a mixed-use development must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see *Exhibit FLU: Services and Facilities by Classification*) and facility plans. Each phase must be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- C Access within the Development: Mixed-use developments shall be designed to have safe and plentiful ways for vehicles, bicycles and pedestrians to travel between and among the several uses and activities in the mixed-use development, thus providing for a variety of transportation choices in support of the Central Florida Regional Growth Vision. Sidewalks, cross access easements, connected parking lots, and other similar means of providing full internal access are typical components. Exterior pedestrian connections to transit shall also be provided for corridors served by transit.
- D Access to Adjacent Developments: Access for vehicles, bicycles and pedestrians from the mixed-use development to adjacent activities and uses shall be provided for ease of travel and reduction of trips on main thoroughfares. Access to residential neighborhoods shall be designed to prevent cut-through vehicular traffic and intrusion of adverse impacts; however, pedestrian and bicycle access between developments is encouraged. Developers shall be directed to meet with adjacent neighborhoods to discuss the feasibility of such connectivity and methods of preserving the character of the surrounding neighborhoods. Construction of and improvements to collector streets serving mixed-use developments shall be designed to collect all traffic from the mixed-use development and direct such traffic to existing major thoroughfares and not through adjacent single family neighborhoods. Major streets, including collector streets, shall not dead end at points adjacent to established single family neighborhoods. Design concepts shall include a roadway design for mixed-use areas that does not adversely impact established residential areas.
- E Shared Facilities: Mixed-use developments are intended to offer advantages of integrated infrastructure that provides increased efficiencies of construction and maintenance and better visual appearance. Shared parking, stormwater facilities and signs are encouraged to create a unity of development, to reduce costs, to reduce the provision of excess facilities and to improve visual appearance. Minimum standards must be met for each individual activity unless a demonstration can be made that shared facilities with reduced standards

will still provide adequate service to the site. Offsetting advantages of visual appearance, reduced public maintenance or other factors will also be considered.

F Mixed-Use Developments on Streets and Highways:

- 1 **Access:** Access to streets and highways shall be provided in a manner consistent with the Seminole County Comprehensive Plan policies of supporting the Central Florida Regional Growth Vision of ensuring multiple transportation modes, and the **Seminole County Land Development Code** objectives of creating a network of local multi-modal corridors that facilitate mobility in and around the site. Strip development, or development with vehicular access only, shall not be approved.
- 2 **Street Trees:** Mixed-use developments shall provide street trees along all adjacent public streets planted in the right-of-way pursuant to approval by the County Engineer or on private lands immediately adjacent to the street right-of-way if public right-of-way planting presents safety hazards.
- 3 **Signage:** Shared signage to reduce safety hazards caused by excessive signage shall be a feature of mixed developments, and shall be regulated consistent with the requirements of the Land Development Code.

Oxford Place Future Land Use Overlay District

Purpose and Intent

The purpose and intent of this Land Use Overlay District is to guide development in the Oxford Place area to be consistent with the recommendations of the Oxford Road Redevelopment Study of 2014 and to assure that proposed development and public investment within the Oxford Place area result in mixed use redevelopment of the area, including roadways designed as Complete Streets, creation of a sense of place around a focal point, safe pedestrian and vehicular circulation to the surrounding neighborhoods and the Kewanee Trail, and multimodal transportation options. This includes a “downtown/main street” destination for that part of Oxford Road from State Road 436 south to the intersection with Fern Park Boulevard. The Overlay District is generally bounded by US 17-92 to the west, Lake of the Woods Boulevard to the south, Fern Park Boulevard to the east, and State Road 436 to the north. The Oxford Place Overlay District is shown in the Exhibits of this Element as the Oxford Place Overlay District Boundary. Property within the Overlay District Boundary shall develop in accordance with the requirements of the Overlay District found herein and within the Land Development Code.

Uses

Uses include general and medical offices, multifamily residential, and commercial such as, retail, personal services, restaurants, cinemas, grocery stores, hotels, civic uses, recreation areas, parking structures integrated into a development, veterinary clinics, day-cares, and other similar uses. These uses are intended to create a mixed use development as further defined in the Oxford Place Overlay District, found in the Land Development Code of Seminole County.

Density/ Intensity and Land Use Mix

In order to create an intense urban setting, the minimum density within the Oxford Place Overlay District is 20 dwelling units per net buildable acre, and maximum density is 50 dwelling units per net buildable acre. Nonresidential development shall be developed at no greater than a Floor Area Ratio of 1.0.

URBAN LAND USE CATEGORIES NONRESIDENTIAL LAND USE CATEGORIES

Office

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of office uses and allows for the conversion of existing residential structures to low intensity (residential professional) office uses. In addition, limited residential use shall be allowed, serving a support function to predominantly office developments in order to bring housing and employment opportunities together on a single site.

This land use should be located along collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher intensity nonresidential uses and High, Medium, and Low Density Residential uses. The maximum intensity permitted in this designation is 0.35 floor area ratio.

~~OP (Office Professional)~~, RP (Residential Professional) and PD (Planned Development) zonings within the Office land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

Additionally, architectural details may be considered by the Board of County Commissioners (Board) on a site-specific basis when determining if an office development in the RP and PD districts is compatible with the character of the area. Such standards may include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. If the proposed plan does not or cannot achieve the desired level of compatibility, as determined by the Board, the Board may deny the rezoning request.

Uses

- A** Conversion of existing residential structures to low intensity professional office uses;
- B** General office development;
- C** Nursery schools, libraries, laboratories, and day care centers;
- D** Public elementary schools, public middle schools and public high schools; ~~and~~
- E** Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures; ~~and~~
- F** Missing Middle residential units within an office development, where such use occupies no more than 20 percent of net buildable area and 49 percent of total floor area.

Services and Facilities

This land use requires a full range of urban services and facilities (see *Exhibit FLU: Services and Facilities by Classification*).

Special Provisions

- A** Low intensity lot coverage (building height restrictions) and landscaping are required to minimize traffic congestion and visual impacts when office uses are located adjacent to low and medium density residential areas.



- B** Joint access and cross access easements are encouraged to maintain roadway capacity.
- C** Relaxed building heights may be permitted where compatible with surrounding uses.
- D** Where residential use is proposed in an office development, residential floor area shall be counted toward the maximum FAR of 0.35.



Commercial

Purpose and Intent

The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. In addition, limited residential use shall be allowed, serving a support function to predominantly commercial developments in order to bring housing, shopping, and employment opportunities together on a single site.

This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio.

Uses

- A** Neighborhood convenience store;
- B** Community, regional and subregional shopping centers;
- C** Colleges, universities, business and technical schools;
- D** Retail sales, restaurants and commercial services;
- E** Highway oriented businesses and outdoor advertising;
- F** Amusement and commercial recreation within an enclosed building;
- G** Adult and child care facilities, including evening and night facilities ;
- H** Public and private elementary schools, middle schools, and high schools;
- I** Hotels and motels; ~~and~~
- J** Apartments and/or Missing Middle residential units within a commercial development, where such use occupies no more than 20 percent of net buildable area and 49 percent of total floor area; and
- K** Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals and nursing homes.

Services and Facilities

This land use requires a full range of urban services and facilities (see with *Exhibit FLU: Services and Facilities by Classification*).

Special Provisions

- A** To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred.
- B** Commercial developments adjacent to existing residential neighborhoods should be developed ~~as Planned Developments with a~~ in accordance with flexible site design standards in the Land Development Code to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections ~~between the Planned Development and~~ with existing residential neighborhoods, and maximize visual compatibility with surrounding neighborhoods.

- C A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility.
- D Where residential use is proposed in a commercial development, residential floor area shall be counted toward the maximum FAR of 0.35.