

Development Services Regular Agenda Items

Board of County Commissioners Meeting
January 9, 2024

3451 Dawn Court, Lake Mary – Code Enforcement Lien Reduction Request

- Code Enforcement Violation: Construction without permits for interior alterations (garage conversion)
- Request to reduce lien from \$84,300 to \$4,000
- Current property owner bought property with liens existing
- Current property owner pulled permits and brought the property into compliance

Requested Action:

Deny the request for reduction of the Code Enforcement Special Magistrate Lien from \$84,300 to \$4,000 for Case #18-23-CESM on property located at 3451 Dawn Court, Lake Mary and require payment of the lien in full and authorize the Chairman to execute the Release of Lien upon payment in full.

REQUEST:

WEKIVA ISLAND PAINT OUT AND SPRING FLING SPECIAL EVENT PERMIT

Consider a Special Event Permit for the Wekiva Island Paint Out and Spring Fling on Sunday, February 25, 2024, through Thursday, March 21, 2024; except for the following days: March 8,9,15, and 16, 2024, which will have normal business operations and are not a part of the Special Event request, located at 1014 Miami Springs Dr. Longwood



Background

- The Applicant had discussions with the Sweetwater Springs Homeowner Association regarding the days and operating hours for the Special Event.
- As a result, the Applicant has amended the application to reduce the event by five days. The dates eliminated are March 3RD through March 7TH, 2024.
- The Application for the Special Event is now 17 days instead of 22 days.

Requested Action

Staff requests that the Board of County Commissioners approve the Wekiva Island Paint Out and Spring Fling on Sunday, February 25, 2024, through Thursday, March 21, 2024, with the exception of the following days: March 3rd through 9th, 2024, and March 15th, and 16th, 2024, which will have normal business operations and are not a part of the Special Event request, located at 1014 Miami Springs Dr. Longwood.

Development Services Public Hearing Items

Board of County Commissioners Meeting
January 9, 2024

Advanced Autobody Small Scale Future Land Use Map Amendment

Applicant: JHR Consultants

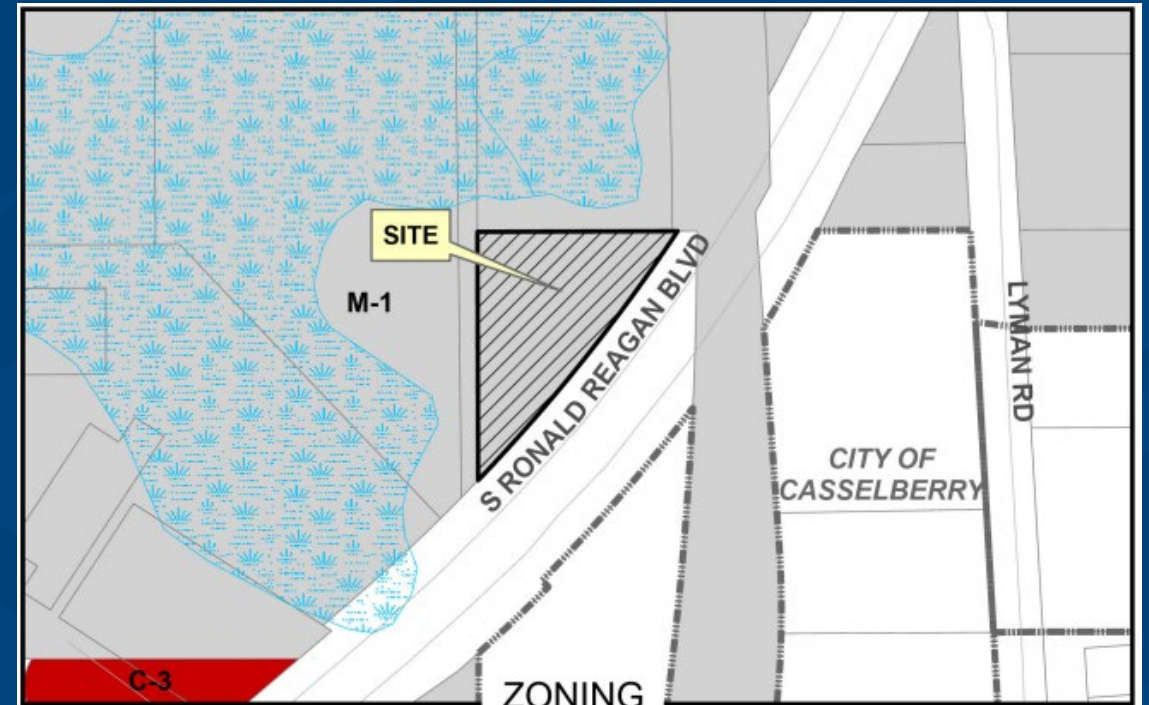
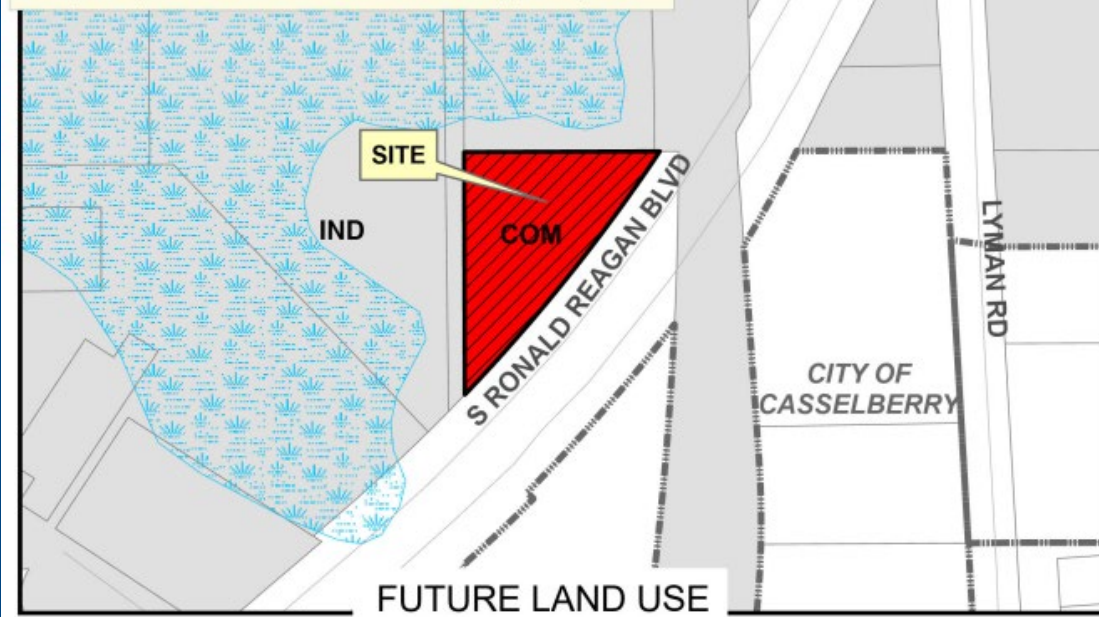
Request: Consider a Small-Scale Future Land Use Map Amendment from Commercial to Industrial for an existing autobody shop on approximately 0.62 acres, located on the west side of S. Ronald Reagan Boulevard, approximately 1/2 mile south of North Street

Advanced Autobody Small Scale Future Land Use Map Amendment

- The Applicant is requesting a Small-Scale Future Land Use Map Amendment from Commercial to Industrial to correct the inconsistency between the Commercial Future Land Use and M-1 (Industrial) Zoning district.
- The site is currently developed under the M-1(Industrial) zoning classification as an autobody shop. Upon preliminary review of a proposed site plan application for an additional covered structure, staff determined that the existing Commercial Future Land Use is inconsistent with the existing M-1 (Industrial) zoning classification. Prior to approval of additional development, the Future Land Use must be brought into compliance.

Advanced Autobody Small Scale Future Land Use Map Amendment

The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Advanced Autobody Small Scale Future Land Use Map Amendment



Requested Board Action:

Adopt the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from Commercial to Industrial on approximately 0.62 acres, located on the west side of S Ronald Reagan Boulevard, approximately 1/2 mile south of North Street.

LAND DEVELOPMENT CODE REWRITE

Project: Land Development Code Rewrite and Associated Comprehensive Plan Amendments

Request: Consider the second reading of an Ordinance amending Chapter 1 - General Provisions, Chapter 5 - Administration, Chapter 35 - Subdivisions, Chapter 40 - Site Plan Approval, Chapter 60 - Arbor, and Chapter 80 - Construction, and a Repeal and Replace of Chapter 2 Definitions and Chapter 30 - Zoning of the Seminole County Land Development Code and adopt the Ordinance amending the Introduction and Future Land Use Element of the Comprehensive Plan.

LAND DEVELOPMENT CODE REWRITE

Overview of Process

1. Review of Current Regulations
2. Recommend Strategies for Rewrite
3. Draft Code Revisions

- 1. Board Work Sessions on Specific Topics
- 2. Public Release of Review Draft
- 3. Board Review of Full Draft

4. Final Review / Adoption

1. P&Z/LPA Recommendation ✓
2. 1st Reading of Ordinance and Transmittal (BCC) ✓

- ➡ 3. **2nd Reading of Ordinance amending the LDC and Adoption of the Ordinance Amending the Comprehensive Plan (BCC)**

LAND DEVELOPMENT CODE REWRITE

Goals and Scope of LDC Rewrite

- Address items affecting day-to-day operations
- Create more efficiency in working with applicants & the public
- Better implement the adopted Comprehensive Plan
- Targeted updates to address previously identified topics of concern
- Modernize and reorganize the Zoning Regulations Chapter
- Update References to County Agencies and Titles
- Correct typos and add / delete definitions



LAND DEVELOPMENT CODE REWRITE

New Standards:

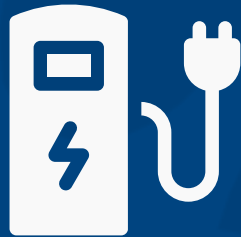
- Mixed Use Corridor District (MUCD)
- Missing Middle Housing (MM)
- Solar Energy System Regulations
- Civic Assembly Use Standards
- Tree Planting Requirements for Subdivisions



LAND DEVELOPMENT CODE REWRITE

New Standards Cont'd:

- Mobile Food Vendors
- Parking Garage Standards
- EV and EV Ready Parking Standards
- Bicycle Parking Standards



LAND DEVELOPMENT CODE REWRITE

Revised Standards:

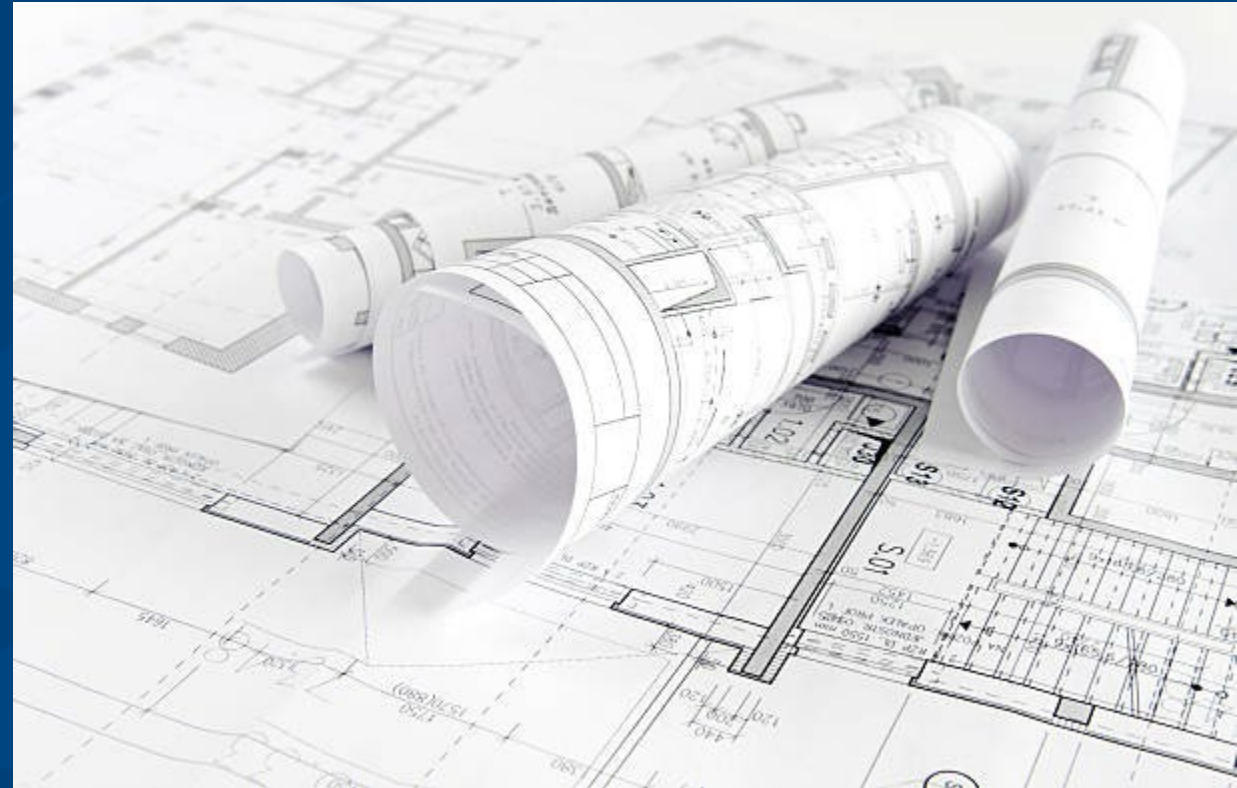
- Affordable Housing (R-AH)
- Arbor Regulations (and related standards)
- Florida Friendly Landscaping
- Rural Nonresidential Design Standards
- Reduced Minimum Living Area Requirements



LAND DEVELOPMENT CODE REWRITE

Revised Standards Cont'd:

- Construction Hours
- Outdoor Lighting
- Clarification of Arbor Regulations in the Wekiva River Protection Area



LAND DEVELOPMENT CODE REWRITE

Revised Standards Cont'd:

- Additional Updates to Open Space Regulations
 - Amending definition of cluster subdivision
 - Clarification of cluster subdivision requirements in the Wekiva River Protection Area
- Consistent Definition of “Developable Area” as “Net Buildable Acreage”

LAND DEVELOPMENT CODE REWRITE

Reorganizing Chapter 30:

- Total reorganization of Chapter, but most items remain substantively unchanged
- Removes repetition by consolidating same/similar items and incorporates the use of tables
- Replaces “pyramid” use structure with a zoning table

LAND DEVELOPMENT CODE REWRITE

Requested Board Action:

Adopt upon second reading an Ordinance amending Chapter 1 - General Provisions, Chapter 5 - Administration, Chapter 35 - Subdivisions, Chapter 40 - Site Plan Approval, Chapter 60 - Arbor, and Chapter 80 - Construction, and a Repeal and Replace of Chapter 2 Definitions and Chapter 30 - Zoning of the Seminole County Land Development Code and adopt an Ordinance amending the Introduction and Future Land Use Element of the Comprehensive Plan.