

EXHIBIT A

INTRODUCTION ELEMENT

MISSING MIDDLE HOUSING

A grouping of innovative housing types intended to create a range of housing choices in central locations having access to public facilities and services, as a means of increasing housing affordability. They are generally located on infill or redevelopment sites at medium densities consistent with the applicable future land use designation. Missing Middle development may include any of the following housing types, which may be provided as a single use or in combinations of multiple typologies:

- a) Small Lot Single-Family: Single-family homes on small sized lots designed to increase yield while remaining detached. These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout.
- b) Cottage Court: A group of small, detached structures arranged around a shared court visible from the street. The shared court replaces the function of a rear yard. Unit entrances should be from the shared court.
- c) Duplex – Side-by-Side: A detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house.
- d) Duplex – Stacked: A detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and fits on narrower lots than the side-by-side duplex.
- e) Townhouses – An attached structure that consists of 4 to 6 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard.
- f) Triplex – Stacked: A detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above.
- g) Four-Plex – Stacked: A detached structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house.
- h) Six-plex: A detached structure that consists of 6 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.
- i) Courtyard Building: A medium sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Each unit is accessed from the courtyard or a public sidewalk and shared stairs each provide access up to 3 units.
- j) Live-Work: An attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential uses. The flex space and residential unit typically have separate street entrances.

FUTURE LAND USE ELEMENT

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**
 - Chapter 163, Part II of Florida Statutes requires all local governments to evaluate their comprehensive plans every seven years.
 - ~~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.~~
 - ~~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**
 - New or amended legislation by the State of Florida may necessitate changes in the Future Land Use Element.
 - ~~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**
 - 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.
 - 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.
 - 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.
 - 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.
 - Achieving consistency with Joint Planning Agreements between Seminole County and its municipalities.
- **Requests and Applications from Private Property Owners**
 - 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.
 - 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.

OBJECTIVE FLU 1: NATURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES

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~~ 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.
- C 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 1.7 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~~ verify the presence 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 1.9 Wekiva and Econlockhatchee River Protection

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.

- A.** 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~~ 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 1.14 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.~~

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 5.2 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 5.13 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 Missing Middle Alternative Standards or 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. Nothing in this policy would preclude Missing Middle typologies in any zoning district where they are otherwise allowed including Planned Developments.

Policy FLU 5.15 Mixed-Use Developments

In General

The Mixed Development (MXD) 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.

B 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 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.

PLAN AMENDMENT STANDARDS OF REVIEW

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

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:

- 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.

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

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

- E** 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.
- F** 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.
- G** 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;
- C 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

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 development criteria specified in the Land Development Code (i.e., parking, stormwater retention, landscaping, etc.), 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 F** 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

- H** 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.~~

- I** 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.
- J** 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.
- K** 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.
- L** 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.
- M** 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.
- N** 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.
- O** 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.
- P** 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.

- Q** 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.

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 and/or redevelopment 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.

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.