



Legislation Text

File #: 2024-0800, Version: 1

Title:

Land Development Code Amendment - Consider an Ordinance amending Chapter 2 - Definitions, Chapter 30 - Zoning, Chapter 35 - Subdivisions, Chapter 60 - Arbor, and Chapter 90 - Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (**Maya Athanas, Project Manager**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock, Development Services Director

Contact/Phone Number:

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Background:

This Amendment will correct typographical errors and omissions and provide clarification in certain sections of the Code that were identified after the adoption of the Seminole County Land Development Code Rewrite, which was approved by the Board of County Commissioners on January 9, 2024.

This Amendment is primarily needed to address omissions from a newly created Permitted Uses table in *Chapter 30*; however, typographical and scrivener's errors in other chapters have also been identified and corrected with this Amendment.

Section 30.2.6.6 - Uncombining Platted Lots in the Urban Area was added to implement policies in the Comprehensive Plan for uncombining platted lots.

Section 30.6.4.2 - Permits for Site Specific Special Events, Outdoor Sales of Merchandise, and Temporary Package Storage Permits and Mobile Food Vendors was updated to re-insert omitted language regarding the special event permitting

process and to address requirements regarding security, owner authorizations, and proof of insurance relating to special event permitting. Specific changes to this section include:

- The permit exemption for churches and schools was deleted.
- Added that security personnel must be off-duty officers or deputies unless none are available to staff the special event.
- Added a provision that allows for special events that go to the Board for approval to go through staff review only if the special event is the same as the event previously approved by the Board. This does not apply if the special event is different or if the conditions imposed by the Board were ineffective.
- Added that in the Sheriff's Office review, it can provide comment on the Security Plan.
- Added a specific requirement to show fireworks launch locations on the conceptual site plan.

Changes to *Chapter 60 - Arbor Regulations* are proposed to include correcting typographical errors and minor revisions to *Section 60.12* regarding the Arbor Trust Fund.

The Addressing Division of Seminole County requested minor text edits to *Chapter 90 - Uniform Building and Number System* that include updating position titles and removing the standard for alternate subdivision naming.

For additional explanation of changes, please see the attached "Summary of Changes".

The Planning and Zoning Commission met on June 5, 2024, and voted unanimously to recommend the Board of County Commissioners adopt the proposed Ordinance amending Chapter 2 - Definitions, Chapter 30 - Zoning, Chapter 35 - Subdivisions, Chapter 60 - Arbor, and Chapter 90 - Uniform Building Numbering System of the Seminole County Land Development Code.

Requested Action:

Staff requests the Board adopt upon first reading of an Ordinance amending Chapter 2 - Definitions, Chapter 30 - Zoning, Chapter 35 - Subdivisions, Chapter 60 - Arbor, and Chapter 90 - Uniform Building Numbering System of the Seminole County Land Development Code.

