

2025 LDC Updates BCC Workshop #2

May 2025
Prepared by
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Background



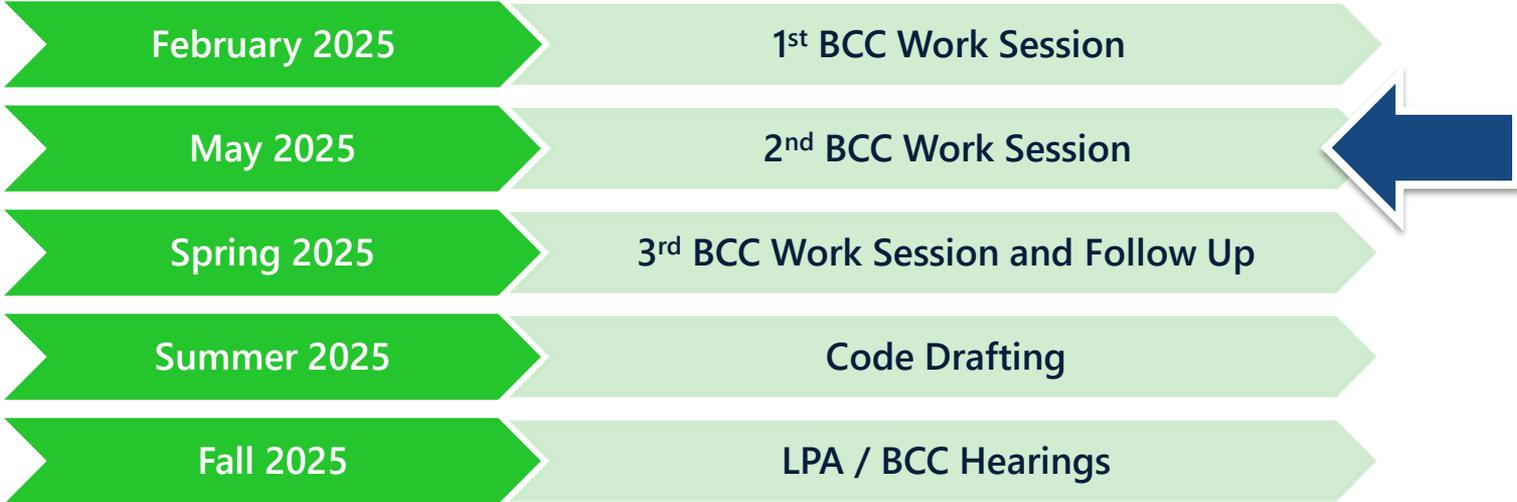
■ Adopted in January 2024:

- Significant reorganization of Zoning Chapter.
- Targeted content updates to portions of LDC.

■ New minor updates planned for 2025 based on:

- Envision Seminole Comprehensive Plan Update.
- Community identified issues raised late in the prior process.
- Additional new items identified by staff or the board as needed.

2025 LDC Update Anticipated Timeline



Recap of Workshop 1



■ Fence Permitting Requirements

- Moving forward. Clarify exemptions & design/materials standards.

■ I-4 Signage Updates

- Moving forward with further clarification of site selection.

■ General Sign Code Updates

■ PD Approval Process Review

- Moving forward with limited recommended changes.

■ Centers and Corridors Overlay

- Moving forward with recommended map.

Today's Topics



- Affordable Housing Density Bonus
- Zoning Districts within LDR
- Small Lot Mixed-Use Zoning District
- Open Space Standards
- Buffer Standards
- Walls and Fences for Commercial Development & Subdivisions



Future topics



- Conventional Rezoning Criteria
- Developer Commitment Agreement Process/Procedure
- Review of Overlay sign standards and consistency with sign code with standard language terminology
- Method of measuring distances to schools and churches from alcoholic beverage establishments
- Consider tracking of ADU ownership

Future topics (continued)

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- Consider adding maximum Impervious Surface Ratio (ISR) for residential properties
- Design standards and allowable zoning districts for self-storage facilities
- Review and consider changes to RP zoning site plan requirements and permitted uses
- Lighting for residential
- Underground utilities

Affordable Housing Density Bonus

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Affordable Housing Density Bonus Background

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■ HSG 3.3 Affordable and Workforce Housing Density Bonuses:

- Affordable: Dwelling unit for which monthly costs do not exceed 30% of the median adjusted gross household income.
- “Providing a density bonus on a sliding scale based on the percent of units priced for low and very low-income households provided on the development site”

■ Allowable maximum density bonuses (Policy FLU 4.2.2)

- LDR – 4 → 7 du/ac
- MDR – 10 → 12 du/ac
- HDR – 20 → 22 du/ac
- MXD – 30 → 50 du/ac

Affordable Housing Density Bonus Methodology

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■ LDC will:

- Define how affordability/workforce units are determined
- Establish ratio of affordable/workforce units to bonus units

■ How much bonus is required to meet affordability goals?

- Pro forma tests will estimate additional units required to financially offset the subsidy of affordable and workforce units

■ Outcome

- Ranges for density bonuses likely to incentivize developers to incorporate affordable units
- Potential variations in bonus based on income target bands

Affordable Housing Density Bonus Methodology

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■ Next Steps

- Coordination with Community Services Department
- Reach out to affordable housing developers

■ Key Questions for BCC

- Are there specific income levels where there is a greater housing need?

Zoning Districts within LDR

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Density Limitations and Rezonings



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- LDR future land use district allows up to 4 dwelling units per acre
- Permitted zoning districts do not support 4 du/ac in many real-life applications
- Many LDR properties use PDs to reach LDR maximum density
- Current system discourages parks and common amenities

Additional Zoning Districts in LDR

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		Min. Lot Size (sq. ft.)	Min. Lot width	# Max. Units Allowed per LDR FLU		Units by Zoning (w/o infrastructure)	Units Feasible (assuming 20% stormwater, 20% roads)	Units Feasible (assuming +8% Open Space)
				Inside Urban Core	Outside Urban Core			
LDR	R-1	8,400	70	80	64	104	62	54
	R-1A	9000	75			97	58	50
	R-1AA	11,100	90			78	47	41
	R-1AAA	13,500	100			65	39	34
	R-1AAAA	21,180	100			41	25	21
	A-1	43560	150			20	12	10
	RC-1	43560	120			20	12	10
MDR	R-1B	6,700	60	130	78	68		
	R-1BB	5,000	50	174	105	91		

Assume 20-acre parcel

Example PD Project in LDR

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- Site - 78.6 Acres
- Upland - 37.89 Acres
- Stormwater - 5.44 Ac (12.5%)
- Roads - 6 Ac (15.8%)
- Units - 116
- **Min. Lot size is 50'**
- **Net Density - 3.06 upa**
(based on all uplands – Urban Core Method)
- **Net/Net Density - 3.64 upa**
(conventional method - minus roads)

LDR Small Lot Example- Existing Regulations (R-1 Standards)

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Upland	27.6 ac.	
Roads	2.88 ac.	10%
SW Ponds	5.50 ac.	20%
Parks	Not required	
Lots	61 (70'x120')	
Net Density	2.21 DU/Ac	
Net/Net Density	2.46 DU/Ac	

LDR Small Lot Example- New Regulations (R-1BB Standards)



Upland	27.6 ac.	
Roads	3.87 ac.	14%
SW Ponds	5.50 ac.	20%
Parks	2.34 ac.	8%
Lots	74 (50' x 120')	
Net Density	2.68 DU/Ac	
Net/Net Density	3.12 DU/Ac	

Takeaways for New Subdivisions



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- Density calculations that make sense on individual lots are **impractical for new subdivisions** .
- Current regulations strongly **discourage provision of open space** in conventional zones.
- PDs currently provide lot flexibility and require open space but require more County resources and reduce predictability
- More flexible standards could allow applicants to optimize development goals while **improving quality without a PD** .

Recommended Changes to LDR Districts

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- Allow R-1 B (60') and R-1 BB (50') with additional standards
 - This would require concurrent comprehensive plan amendments
- Potential additional development standards
 - Establish minimum open space requirements for residential subdivisions
 - Connectivity requirements to improve emergency response and avoid traffic concentrations
 - Evaluation of gate entries relative to emergency access or specific situations
 - Evaluation of cul-de-sacs and dead-end streets
 - Requirements for street trees

Key Policy Questions



- Overall direction on approach
- Under what conditions to require open space
 - New residential subdivisions
 - Lot sizes 1 acre or less
 - Minimum project size (acreage and/or units)
 - Projects that go through PSP (not minor plat)

Small Lot Mixed-Use Zoning District

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Small Lot Mixed-Use Zoning District



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- Addresses updates to comp plan since LDC updates were drafted:
 - New densities and intensities in the Centers & Corridors
 - Small lot mixed-use study
- Result: Small Lot Mixed-Use can be accommodated within MM and MUCD with minor tweaks.



Small Lot Mixed-Use Zoning District

■ Missing Middle (MM)

- Clarify where MM can integrate live/works vs. more robust commercial uses (E.g. C-zones) and specific uses permitted.

■ Mixed-Use Corridor District (MUCD)

- MUCD written for larger developments
- Create exception for small lots:
 - Less than $\frac{1}{4}$ acre
 - Flexibility on side/rear setbacks
 - Limit to 2 story next to single-family



Open Space

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Purpose in LDC currently varies by development type

Development Type	Stormwater; Aquifer recharge; Natural resources			Buffers	Landscaping	Recreation	Amenity
Non-res	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-
Residential (PD)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	“supplemental landscaping”	<input type="checkbox"/>	“site amenity,” “aesthetic” function
Mixed Use / Infill / Redev.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	“supplemental landscaping”	<input type="checkbox"/>	“aesthetic amenity”

*Only lands available for the use and enjoyment of all residents of a development

What Counts as Open Space?

Development Type	100-year floodplain, Lakes, & Wetlands	Retention (amenitized)	Natural Resource Areas	Required landscape & buffers	Outdoor Recreation & Facilities	Indoor and Roof top Recreation & Cultural Facilities
Non-res	Up to 50%*	<input type="checkbox"/> (4 criteria)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rooftop garden / recreation
Residential (PD)	Up to 50%*	<input type="checkbox"/> (7 criteria)	<input type="checkbox"/>	X	<input type="checkbox"/>	Rooftop if above 5 upa; Club/fitness
Mixed Use / Infill / Redev.	Up to 50%	<input type="checkbox"/> (2 criteria)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Lakeshore must be accessible to all users

Go “bigger picture” on purpose/intent

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■ Preservation of natural resources and wildlife habitats

- Open Space standards incentivize shared access to natural lakes.
- Works with 25% tree save to incentivize preservation of upland habitats.
- Natural lakes and wetlands largely preserved by other standards.

■ Active & passive recreation for visitors, employees, & residents

- Open Space standards are the primary way to achieve this.

■ Value of greenery for well-being

- Also addressed through tree planting, buffers, & required landscape.

■ Address concerns about “overdevelopment”

- Should generally be addressed through density, ISR, buffers, and vary by area of the County. Can conflict with multi-modal access goals.
- Retention already required.

Permitted Open Space Features

Sec. 30.14.2.5

- Condense chapter and table to minimize repetition and increase clarity.
- Revise Permitted Open Spaces Table to resolve:
 - Mixes of land types, improvement types, and features within open spaces
 - E.g. utility easements vs. fountains
 - Move to text most items that are permitted in all cases or in no cases

Feature	Nonresidential Open Space	Residential Open Space	Mixed-Use Infill, Redevelopment
100-year floodplain	Y*	Y*	Y*
Borrow pits	Y**	Y**	Y**
Clubhouse/admin. Offices fitness center	N	Y	Y
Curated art museums/galleries	N	N	Y
Decorative fountain, Interactive fountain	Y	Y	Y
Fitness center internal to the residential portion of a development	N	N	Y
Lakes	Y*	Y*	Y*
Outdoor exercise trail	Y	Y	Y
Outdoor dining/seating areas not limited to patrons of a single business	Y	N	Y
Outdoor recreation facilities	Y	Y	Y
Outdoor sculpture garden	Y	Y	Y
Outparcels	N	N	N
Parking lots	N	N	N
Paved jogging and bicycling path	Y	Y	Y
Plant conservatory	N	N	Y
Platted residential lots	—	N	N
Power line easements	Y	Y****	Y
Power line easements or R/W containing trails or similar rec. amenities	Y	Y	Y
Private roads	N	N	N
Public plazas with benches and shade trees	Y	Y	Y
Public road R/W	N	N	N
Required buffer areas	Y	N	Y
Retention (amenitized per Code)	Y	Y	Y
Retention (not amenitized)	N	N	N
Green roof or rooftop garden with pedestrian access, rooftop recreational features such as swimming pools	Y	Y***	Y
Upland common areas less than 40' in width, without pedestrian, bicycle, or horse trails	Y	N	Y
Upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails	Y	Y	Y
Upland common areas exceeding 40' in width	Y	Y	Y
Utility easements	Y	Y	Y
Wetlands	Y*	Y*	Y*

Potential Standards

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Align with MM & PD:

- Consider minimum project acreage before open space is required.
- Focus on Common Useable Open Space:
 - Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
 - Minimum contiguous acreage (0.2 acres)
 - Minimum width (typically 40 feet)

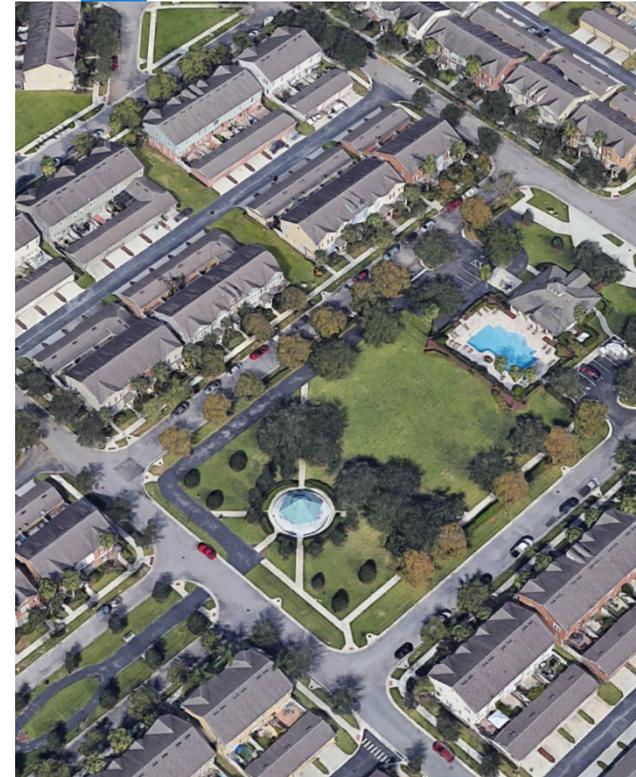


Quantity of Open Space Required

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- Currently 25% in most instances
 - 0% for conventional single-family
- Evaluate amounts of required Open Space:
 - Require Open Space for subdivisions with lots of 1 acre or less
 - Consider enhanced open space credits for higher quality spaces.
 - E.g. 2x credit for a playground or water feature
 - Consider varying open space % by use
 - Consider limiting retention as a % of total open space



Buffer Standards

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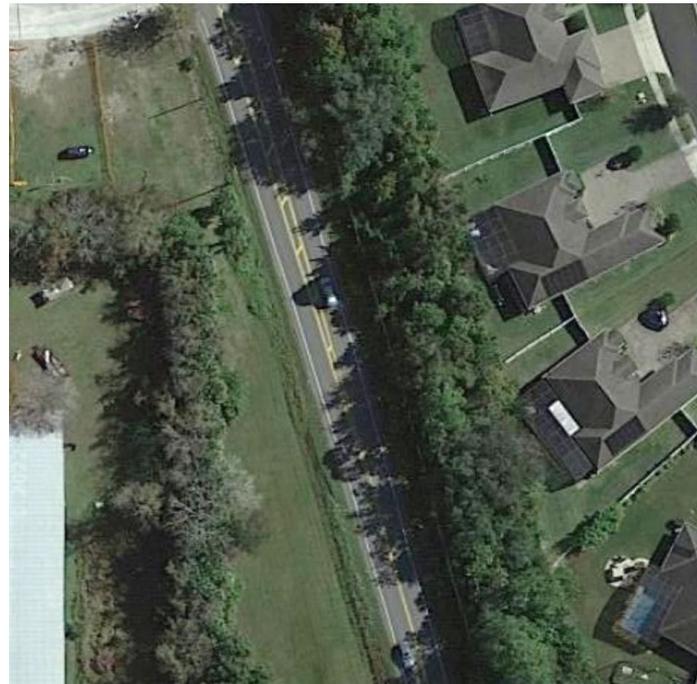
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Buffer Standards Recommendations

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- Reorganize to better align with buffer calculation process
- Additional buffer diagrams for spatial and planting clarity
 - See also walls & fences discussion
- Condense and clarify flexibility
- Consider relationship to other on-site landscaping standards



Buffer Standards Recommendations

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- Add Native Tree requirement in buffers
 - Recommend 60% of required trees are natives
 - Reference IFAS Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design



Walls & Fences for Commercial Properties & Subdivisions

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Walls and Fences



- Clarify position of walls vs. plantings within buffers
 - Add diagrams
 - Landscaping on rights-of-way, not behind walls/fences



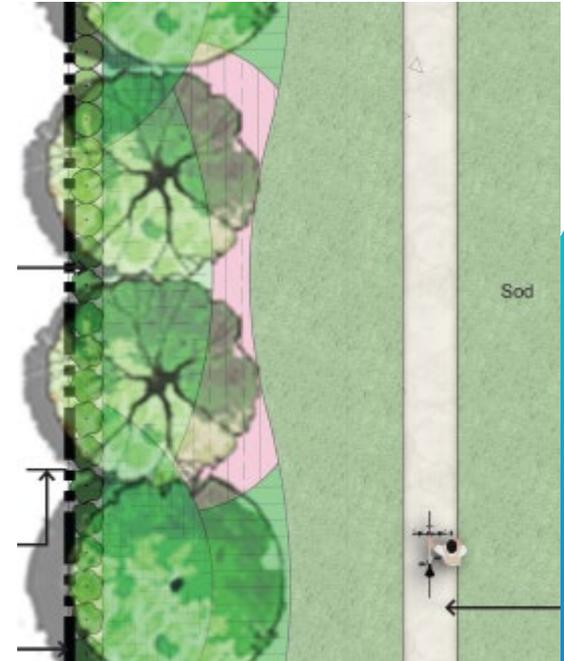
Walls and Fences

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Side and rear buffers

- Avoid double walls/fences
 - Creates unmonitored / unmaintainable areas
 - Consider existing conditions on adjacent site
- Minimize shrubbery behind opaque walls
 - Focus on trees which exceed wall height
 - Consider non-opaque fencing with shrubbery



Walls and Fences



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- When to require a 6' cementitious wall?
 - When developer chooses opaque fencing at right of way; also require landscaping.
 - Screening certain nuisance uses:
 - e.g. loading and refuse areas, outdoor storage, etc. as currently required.
- Require walls gaps for connectivity for residential, retail, etc.
- Leave flexibility in wall construction typology for cost and character choices.



Wrap-Up

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Presentation Summary

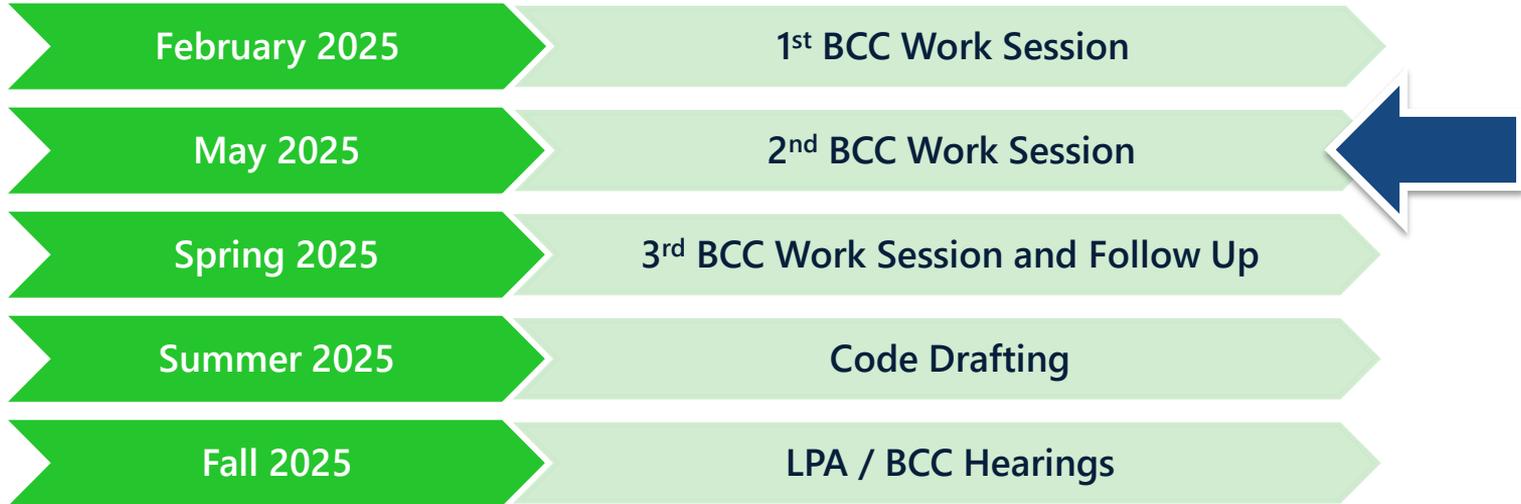
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Questions and Feedback

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