

2025 LDC Updates BCC Workshop #1

February 25, 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

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February 2025

1st BCC Work Session

Spring 2025

2nd BCC Work Session and Follow Up

Summer 2025

Code Drafting

Fall 2025

LPA / BCC Hearings

Presentation Overview

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- Fence Permitting Requirements
- I-4 Signage Updates
- General Sign Code Updates
- PD Approval Process Review
- Centers and Corridors Overlay

Future topics

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- Establish Ratios for Affordable Housing Density Bonus
- Revisions to Open Space and Buffers Standards
- Revisions to Permitted Zoning Districts and Standards in LDR
- Revisions to Standards for Walls and Fences for Commercial Properties and Subdivisions
- Small Lot Mixed-Use Zoning District

Future topics (continued)



- 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

Fence Permits

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Existing Requirements for Fencing



- A permit is required for all fences and repairs
- Maximum height of 6.5 feet for side and rear yards for residential
 - 4 feet in front yards and side streets

Other Examples for Fencing Requirements

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Orlando / Pinellas County / Hillsborough County

- Permit not required if 6 ft or under and made of material other than masonry/block

Longwood

- Permit not required if made from material other than masonry/brick

Walton County / Palm Bay

- Permit not required for any fencing

Bradford County / Polk County

- Permit not required under 8 ft tall

Orange County / Volusia County / Lake County

- Residential fence permit required

Code Additions for Fence Permits

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- Permit would no longer be required if:
 - Single or two-family residential property
 - Adhere to all requirements of the LDC
 - Made of wood, vinyl/PVC

- Permit would be required for:
 - Corner lots (sight distance), lakeside/wetlands, in an easement, or other special situations

- Reduce standard side/rear fence height to 6 feet
 - To align with building permit threshold

Benefits and Challenges



■ Benefits

- Reduction in time and cost to residential property owners.
- Savings to the County from reduced staff time devoted to fence permitting.
- Elimination of code enforcement for lack of permit when otherwise in compliance.

■ Challenges

- Potential for increased code violations and enforcement actions.

I-4 Signage Updates

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I-4 Corridor Signage Issues



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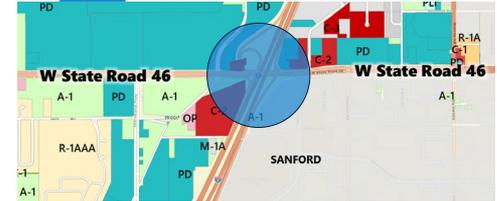


- Current code does not allow for tall pole signs: 15' max.
- Taller signs exist near some I-4 interchanges due to grandfathering or variances.
- Variances are commonly granted near I-4.

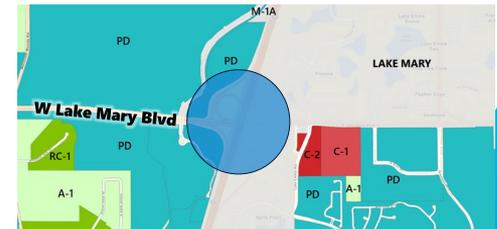
I-4 Corridor Signage Issues

Recommended process:

- Review intersection parcels within ¼ mile of specific interchanges
- Develop location specific language for future taller signs
- 40' maximum height to top of sign



W State Road 46 Interchange



W Lake Mary Blvd Interchange



W State Road 434 Interchange

I-4 Corridor Signage Overlay



■ Benefits:

- Reduction in variance requests and associated staff and board time.
- More consistent and predictable outcomes for applicants.

Sign Code Updates

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Sign Code Updates

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- Add a new category of building signs to address pedestrian-oriented signage similar to Oxford Overlay
- Revised “point-of-sale” signs to address all commercial sign types in a general section
- Remove contradictions on allowed sign types: ex. prohibition of freestanding signs vs. permitted ground/pole signs
- Consider changing the terminology for “Outdoor Advertising Signs” to more commonly use term: “Billboards”

PD Approval Process

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PD Updates

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■ 2024 updates:

- PD ~~may~~ must have two or more from list of benefits.
- Must meet or exceed arbor, minimize transportation impact.
- Application requires a justification narrative including why benefits can't be achieved under existing code.
- Residential:
 - Lots less than 45 feet must be rear-loaded.
 - Requires common usable open space, amenitization of stormwater ponds, and street trees.

Potential Changes to PDs



■ Recommendations:

- Prohibit waivers to buffer requirements beyond flexibility already in the code
- Cannot be used to avoid overlay standards, but may be used to enhance/exceed intent.
- Add native plants, pollinator plantings, and/or wildlife corridors as “greater benefit” options

Potential Changes to PDs



- Should there be additional updates to the PD process / ordinance?
- Context: Next work session will discuss updates to permitted zones and zone standards in LDR (low density residential) future land use to encourage more diverse residential development in the conventional process and reduce PD requests.

Core Overlay

(Urban Centers & Corridors)

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Urban Core Overlay

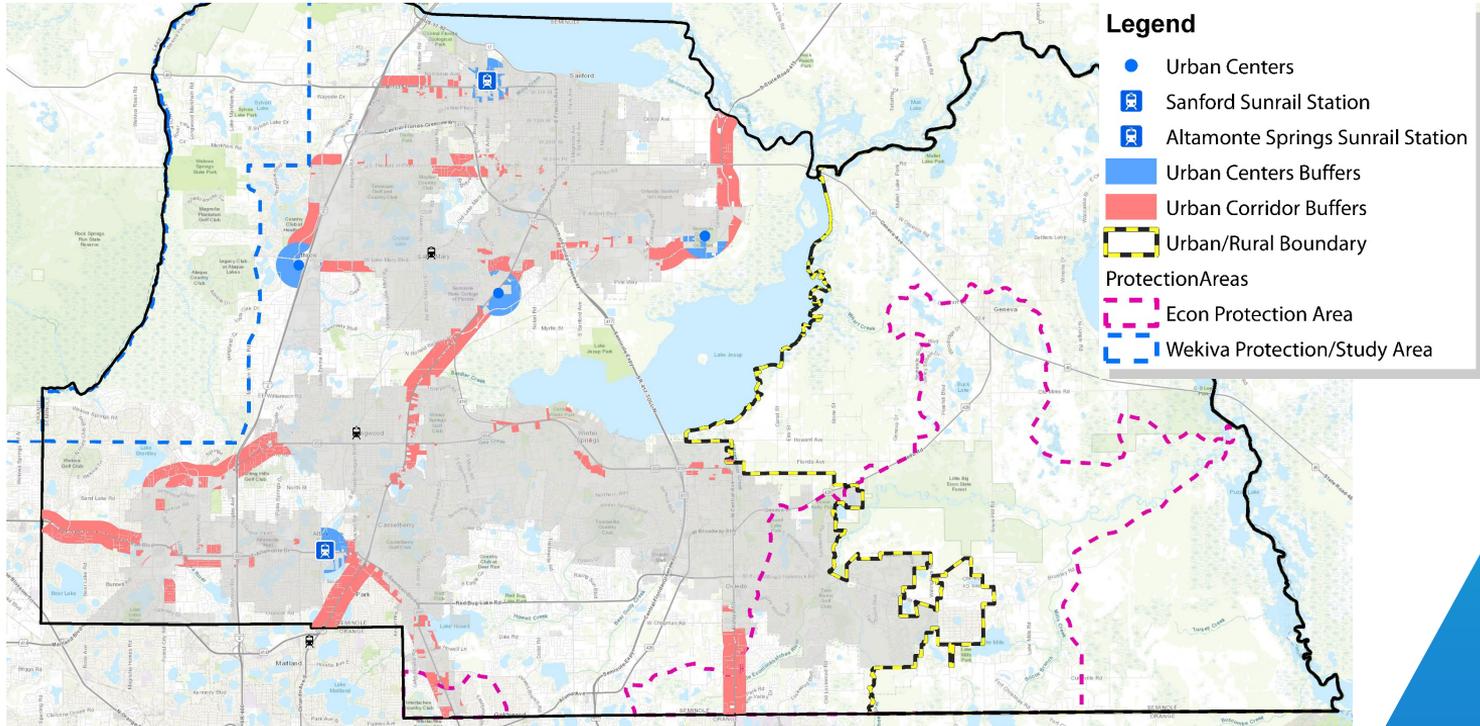


Policy FLU 4.2.3(C) Table 1 Notes

1. The Land Development Code shall incorporate a map describing the Core Area Overlay which shall include at a minimum the Urban Corridors and Centers within the Core Mobility Fee Area.
2. All portions of the Urban Centers and Corridors not within the Core Overlay area shall be the Remainder Area.

Urban Center and Corridors Overlay (~2012 - current)

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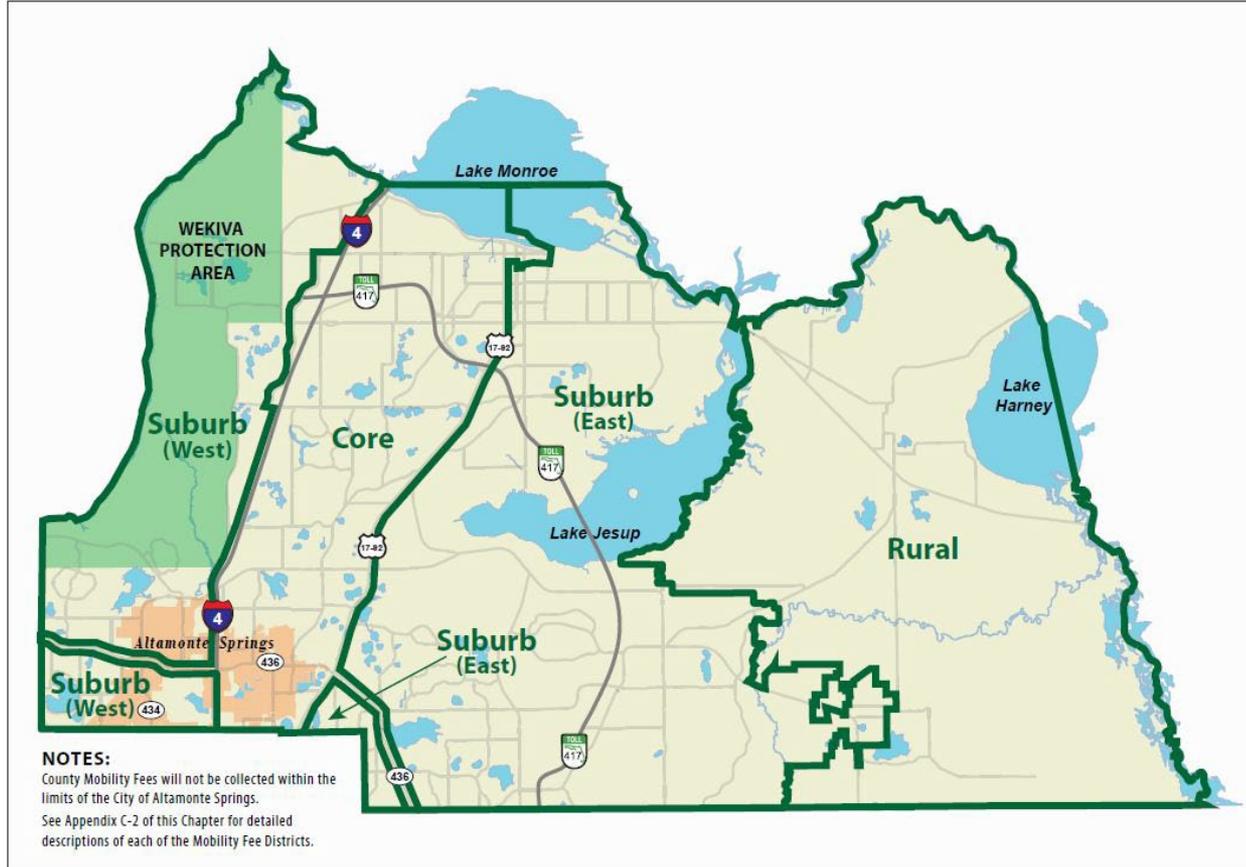


Policy FLU 4.2.3: Urban Centers and Corridors

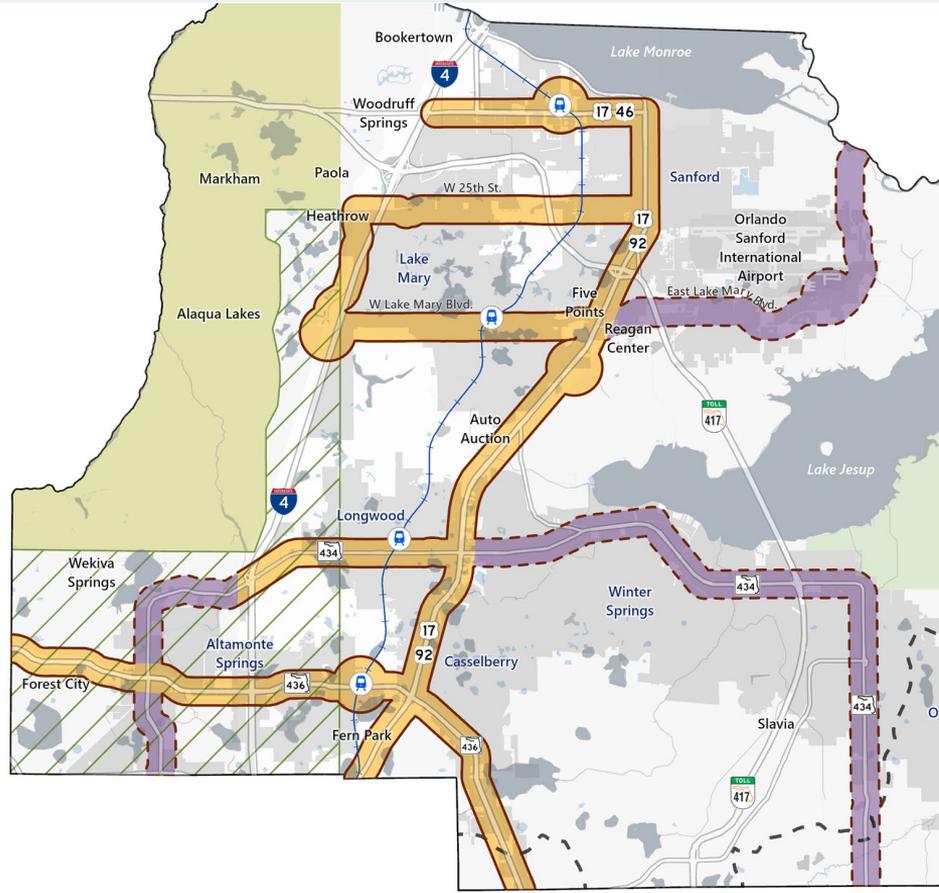
- Purpose: Encourage redevelopment into a more compact, walkable land development pattern.
- Properties within Centers and Corridors can access increased densities and intensities.
- Per existing policy, if any portion of a site is included, full site is included.



General Location of Mobility Fee District Boundaries



DRAFT Core Overlay Map



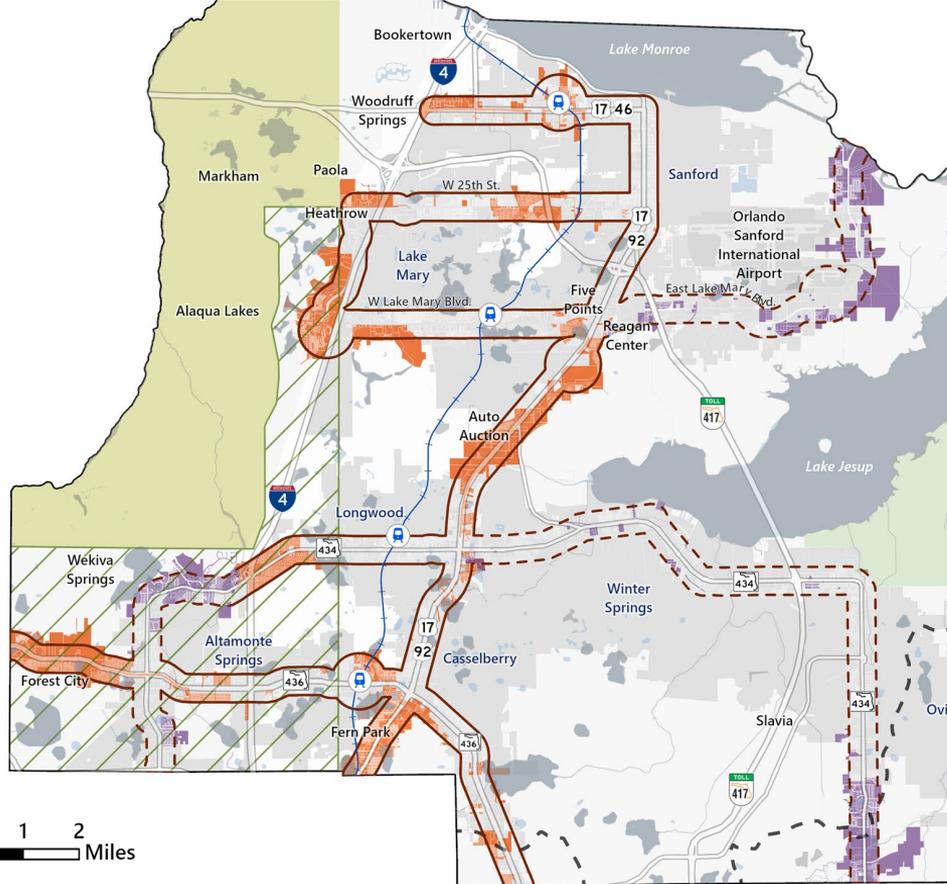
-  SunRail Stations
-  SunRail Route
-  Core Overlay - Centers and Corridors
-  Other Centers and Corridors
-  East Rural Boundary
-  Econ Protection Area
-  Wekiva Protection/Study Area
-  Wekiva Study Area
-  City Limits
-  County Boundary

“Core Area Overlay which shall include at a minimum the Urban Corridors and Centers within the Core Mobility Fee Area.”

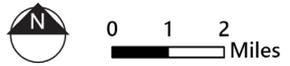


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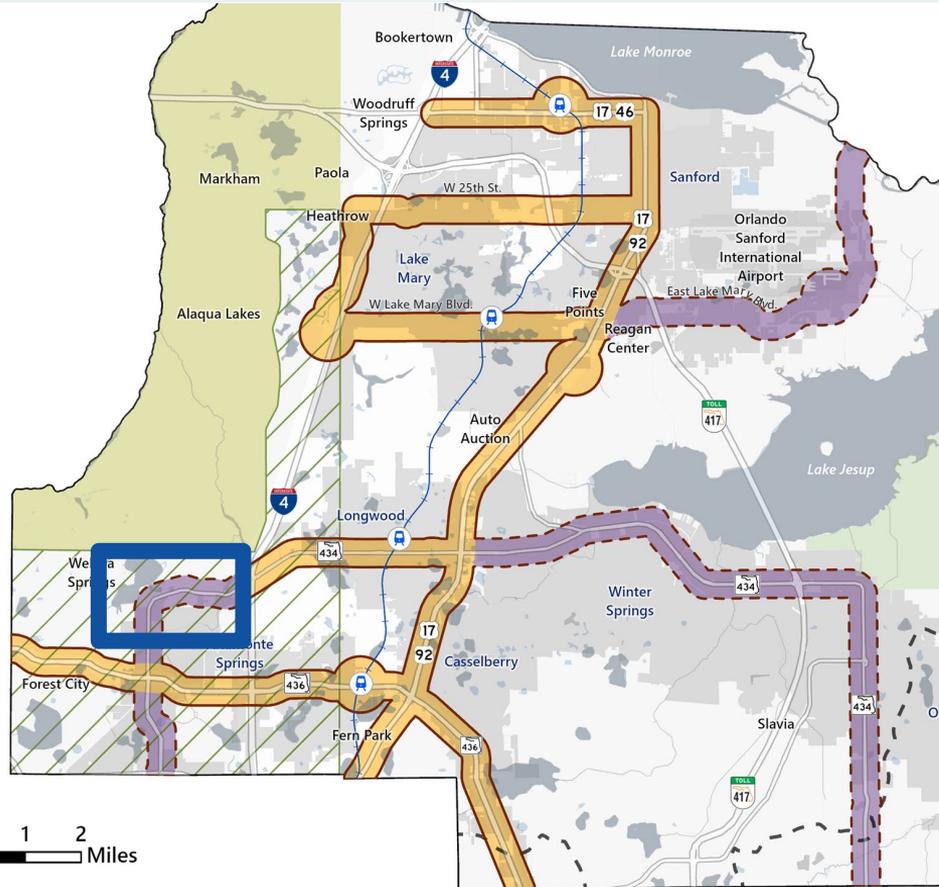
DRAFT Core Overlay Map with Parcels



- SunRail Stations
- SunRail Route
- Core Overlay - Centers and Corridors
- Other Centers and Corridors
- Parcels in Core Overlay
- Parcels in Centers and Corridors
- East Rural Boundary
- Econ Protection Area
- Wekiva Protection/Study Area
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- City Limits
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DRAFT Core Overlay Map-Additions?



-  SunRail Stations
-  SunRail Route
-  Core Overlay - Centers and Corridors
-  Other Centers and Corridors
-  East Rural Boundary
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“Core Area Overlay which shall include at a minimum the Urban Corridors and Centers within the Core Mobility Fee Area.”



Centers and Corridors Implementation

- For mixed-use projects, a rezoning to MUCD is typically required to access overlay bonuses
- Some “Missing Middle” (residential with possible live/work) projects are able to proceed under existing zoning.



Compatibility Policy Implementation

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Policy FLU 4.1.2 (A) (7) *Ensuring compatibility with adjacent, surrounding, and less intensive abutting land uses...*

- Height transitions currently required in MUCD
 - Max. 3 stories within 100 feet of existing single-family lots
- Mixed use and higher density residential developments are subject to current buffering requirements (except between MUCD)
- Consider additional compatibility standards for MUCD and single-lot MM as part of LDC updates per compatibility policy

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Questions and Feedback

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