



SEMINOLE COUNTY

FLORIDA'S NATURAL CHOICE

Comprehensive Plan Update

Future Land Use Element

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FUTURE LAND USE ELEMENT INTRODUCTION

The Future Land Use chapter or “element” of a comprehensive plan is required by Section 163.3177, Florida Statutes to contain, at a minimum, the following:

- A** A future land use plan “designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.”
- B** Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series, which shall be the graphic depiction of the Goals, Objectives and Policies that explain how the land uses are managed. The policies also provide the basis for land development regulations, including the Land Development Code.

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.
- **Changes in State Law**
 - New or amended legislation by the State of Florida may necessitate changes in the Future Land Use element.
- **Changes in Local Conditions**
 - Major 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?”) and the Envision Seminole 2045 Plan may require Future Land Use element updates.
 - Expansion of existing regional or local facilities and employment centers 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.



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GOAL 1: MANAGE GROWTH AND CONSERVATION

To manage growth and conservation through the County's Future Land Use Plan within the context of the 2008 Central Florida Regional Growth Vision and Envision Seminole 2045 to achieve an appropriate balance between public and private interests in achieving both Plans' Goals, Objectives and Policies.

OBJECTIVE FLU 1.1 PROVIDE FOR ORDERLY MANAGEMENT OF GROWTH AND CONSERVATION

The Future Land Use chapter or "element" of a comprehensive plan is required by Section 163.3177, Florida Statutes and governs the general distribution and character of land uses throughout the unincorporated areas of Seminole County as well as guiding coordination with other jurisdictions. It shall be evaluated and updated periodically, not less than every seven (7) years, to maintain consistency with Florida Statutes.

OBJECTIVE FLU 1.2 CONSISTENCY WITH COMMUNITY VISION

The County shall implement the Comprehensive Plan consistent with forward-looking plans developed with the input of its residents and stakeholders and in coordination with regional partners.

Policy FLU 1.2.1 Consistency with Envision Seminole 2045

In 2022 the County conducted a visioning effort to understand residents' vision for growth through the year 2045 resulting in the Envision Seminole 2045 plan.

The County shall actively pursue the goals of Envision Seminole 2045 and incorporate the strategies of the plan into policies and objectives. Envision Seminole 2045 creates a vision for the future of Seminole County that meets the needs and desires of current and future residents. The goals of the plan were developed through citizen and stakeholder engagement, and include the following:

- A** Protect Wildlife: incorporated into ***FLU Goal 2 Wildlife, Natural Resources, and Sustainability.***
- B** Maintain Rural Places: incorporated into ***FLU Goal 3 Maintain Rural Places.***
- C** Grow Walkable Communities: incorporated into ***FLU Goal 4 Grow Walkable, Active Places.***
- D** Get Active: incorporated into ***FLU Goal 2 Wildlife, Natural Resources, and Sustainability*** and ***FLU Goal 4 Grow Walkable, Active Places.***
- E** Be Green: incorporated into ***FLU Goal 2 Wildlife, Natural Resources, and Sustainability*** and ***FLU Goal 4 Grow Walkable, Active Places.***

The Vision Goals from Envision 2045 have informed the Future Land Use Element of the Comprehensive Plan, incorporating community values and priorities into each FLU Goal.

Policy FLU 1.2.2 Support of The Central Florida Regional Growth Vision

This plan for managing the growth of Seminole County will be made in conjunction with the East Central Florida Planning Council's Regional Growth Vision Plan. The plan will continue to guide decision making within the County, encouraging growth



within urban areas, and conserving the area's natural resources and the character of its rural communities.

OBJECTIVE FLU 1.3 FUTURE LAND USE MAP FOUNDATION: GROWTH MANAGEMENT POLICIES

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 1.3.1 Adopted Future Land Use Map Series and Official Future Land Map

The County has adopted a Future Land Use Map Series, as depicted in the following exhibits: ***Exhibit FLU: FLU Series - Areas of Archaeological Potential; Cones of Influence; County Potable Water Service Areas and Treatment Plants; Environmentally Sensitive Lands Overlay; Flood Plains, Future Land Use Map; Future Land Use Acreage; Preservation/Managed Lands; General Soils; Greenways, Blueways, and Major Trails; Aquifer Recharge Areas; Wetlands and Resource Protection Areas.*** All other Exhibits included in the Future Land Use Element (FLU) are adopted as a part of the FLU element. The purpose of this map series is to provide geographic information about important land use features of Seminole County that are considered during the process of evaluating either a proposed future land use designation change, or a development order. This map series is also adopted to comply with the requirements of Section 163.3177, Florida Statutes.

As noted in the section of the Implementation Element entitled "Future Land Use Map Maintenance", the graphic entitled "Seminole County Future Land Use Pattern 2027" contained in the Future Land Use Element depicts the distribution of the Future Land Use pattern at a scale of 1"= 1 mile, but it is not a parcel-based graphic and the boundaries of the land use designations, as shown in the graphic, are not parcel-based. Therefore, the graphic entitled "Seminole County Future Land Use Pattern 2027" is not the official Future Land Use Map of Seminole County and should not be used for purposes of determining or predicting whether a particular development may be allowable on a particular parcel of land. The graphic entitled "Seminole County Future Land Use Pattern 2027" is included in the Future Land Use Element to accomplish the following: provide a reader with the long term vision of the land use pattern of Seminole County; provide information about the planning horizon of the Comprehensive Plan; and, meet the statutory requirements to include, within the adopted map series, the proposed distribution of future land uses.

The Official Future Land Use Map is maintained in digital format in order to provide information on a parcel basis and is accessed through the County webpage at the following address:

<http://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6>.



Although the Official Future Land Use Map is provided on a parcel basis, information on the boundaries of individual parcels is not warranted to reflect all replatting, private property exchanges or other actions taken that may change the boundaries of parcels. In addition, although Future Land Use designations are drawn with the use of parcel boundaries where possible, there will be occasions where the boundary of a Future Land Use designation and a parcel do not coincide. In such instances, goals, objectives and policies of the Seminole County Comprehensive Plan and the adopted map series (including features such as environmentally sensitive lands) will be used to guide decisions about which Future Land Use designation applies to portions of a parcel.

Information about the future land use of a parcel is also available from the Development Services Department during normal business hours or by emailing the Development Services Department at PlanDesk@seminolecountyfl.gov.

The digitized map is amended by ordinance as needed. The ordinance number of the most recently adopted amendment is noted on the Seminole County Comprehensive Plan webpage near the hotlink to the Official Future Land Use Map. The address of the Seminole County Comprehensive Plan webpage is:

<http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan>.

Policy FLU 1.3.2 Detailed Information Regarding Planned Development Sites on the Official Future Land Use Map

The development details of density and/or intensity of sites designated as "Planned Development" future land use from 2007 to the present is accessible via the webpage for the County's Planned Development (PD) Land Use Table. The table can be found at the following address on the Seminole County Comprehensive Planning website:

<http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/pd-land-use.stml>.

The table identifies each PD development by name and generalized density/intensity information, and also links to the ordinance of adoption. The ordinance of adoption material provides additional detail about each PD, including any special conditions.

A specific digital map layer linked to the PD table is found at the following address:

<https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=0b9c7108874c40d6b54137133a07c86a>

The information is also available from the Seminole County Planning and Development Division during regular business hours or by contacting PlanDesk@seminolecountyfl.gov.



Policy FLU 1.3.3 Future Land Use Districts

This Plan establishes standards for the Future Land Use Districts and Overlays depicted in the Future Land Use Maps. The Districts and Overlays can be found within this document as follows:

- A** Objective FLU 2.4 Environmental Land Uses and Overlays
 - 1 Policy FLU 2.4.1 Environmentally Sensitive Lands Overlay
 - 2 Policy FLU 2.4.2 Preservation/Managed Lands
- B** Objective FLU 3.5 Rural Land Use Categories
 - 1 Policy FLU 3.5.1 Rural-3
 - 2 Policy FLU 3.5.2 Rural-5
 - 3 Policy FLU 3.5.3 Rural-10
 - 4 Policy FLU 3.5.4 Suburban Estates
- C** Objective FLU 4.2 Provide Performance Standards for Redevelopment and Infill Development in Focus Areas to Support Multimodal Mobility and Prevent Urban Sprawl
 - 1 Policy FLU 4.2.1 Missing Middle Development
 - 2 Policy FLU 4.2.2 Mixed-Use (MXD) Land Use Designation
 - 3 Policy FLU 4.2.3 Urban Centers and Corridors Overlay
- D** Objective FLU 4.4 Planned Developments
- E** Objective FLU 4.5 Higher Intensity Planned Development (HIP)
 - 1 Policy FLU 4.5.2 Higher Intensity Planned Development – Airport (HIP-Airport) Permitted Uses and Locational Standards
 - 2 Policy FLU 4.5.2 North I-4 Corridor Higher Intensity Planned Development – Target Industry (HIP-TI) Permitted Uses and Locational Standards
 - 3 Policy FLU 4.5.5 Higher Intensity planned Development (HIP) - Core and Transitional Areas Permitted Uses and Locational Standards
- F** Objective FLU 4.6 Specific Area Plans for Infill and Redevelopment
 - 1 Policy FLU 4.6.1 Oxford Place Future Land Use Overlay District
 - 2 Orlando Sandford International Airport
- G** Objective FLU 5.2 Residential Land Use Categories
 - 1 Policy FLU 5.2.1 Low Density Residential
 - 2 Policy FLU 5.2.2 Medium Density Residential
 - 3 Policy FLU 5.2.3 High Density Residential
- H** Objective FLU 5.3 Non-Residential Uses
 - 1 Policy FLU 5.3.1 Office
 - 2 Policy FLU 5.3.2 Public, Quasi Public
 - 3 Policy FLU 5.3.3 Commercial
 - 4 Policy FLU 5.3.4 Industrial
 - 5 Policy FLU 5.3.5 Recreation
 - 6 Policy FLU 5.4.11 Mixed Development in Commercial



OBJECTIVE FLU 1.4 COMMUNITIES FOR ALL AGES, INCOMES, AND ABILITIES

The County seeks to ensure a livable community for people of all ages, incomes, and abilities. The County will guide development that creates walkable places near transit centers, protects and enhances neighborhoods, increases affordability, and offers a variety of housing and transportation options.

Policy FLU 1.4.1 AFFORDABLE AND WORKFORCE HOUSING

The County shall continue to implement and enforce innovative land development techniques and programs to promote safe and code-compliant housing for existing and future residents by supporting the provision of housing attainable by the County's workforce and lower income residents and ensuring the continued viability of affordable housing. The programs and Land Development Code provisions undertaken to implement this Policy are intended to support the Central Florida Regional Growth Vision principle of creating a range of attainable housing opportunities and choices. In addition, the intent of this Policy is to continue to integrate the findings of the Seminole County Workforce Housing Task Force and recommendations of the Affordable Housing Advisory Committee (as such recommendations are issued from time to time, in compliance with State Law) into the County Plan. A further intent of this Policy is to encourage a range of housing types; and housing for a range of household incomes in proximity to SunRail stations, work opportunities, redeveloping areas, urban centers, and major urban transit corridors. Affordability is addressed in other areas of this Element including but not limited to Objective FLU 28 Affordable and Workforce Housing.

Policy FLU 1.4.2 Affordable Housing Trust Fund

The County shall continue to maintain its State-funded Affordable Housing Trust Fund to purchase and subsidize the cost of land, impact fees, supporting infrastructure, and other housing delivery costs as a means of encouraging non-profit developers to build and otherwise provide housing for very low and low income households.

Policy FLU 1.4.3 Crime Prevention Through Environmental Design

The County shall utilize the principles of Crime Prevention Through Environmental Design (CPTED) through the development review process, including site plans and subdivisions, as deemed necessary and appropriate.

OBJECTIVE FLU 1.5 ORDERLY MANAGEMENT OF GROWTH

The County shall maintain consistent standards and policies and ensure orderly management of growth.

Policy FLU 1.5.1 Floor Area Ratios

The County shall continue to use floor area ratios, impervious surface ratios and flexible height and setback standards as a means of projecting public facility and service needs, protecting important on-site natural features and providing options for maintaining compatibility with surrounding development. Floor area ratios (FAR) are presented in ***Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications***. FAR calculations exclude structured parking.

Policy FLU 1.5.2 Water and Sewer Service Expansion

The County shall encourage compact development and ensure that expansion of urban development occurs in a contiguous fashion through the detailed requirements of various policies within the Potable Water and Sanitary Sewer Elements which:



- 1 Ensure adequate service to residents within the established service area prior to expanding service areas;
- 2 Restrict the use of package plants;
- 3 Require mandatory hook-up to the County utility system; and
- 4 Require new development to fund the cost of utility line extension.

Policy FLU 1.5.3 Location of Communication Towers

The County shall continue to enforce Land Development Code (LDC) regulations regarding the location/construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. The County's LDC shall be periodically evaluated for the purpose of refining siting standards and location criteria.

OBJECTIVE FLU 1.6 STANDARDS OF REVIEW FOR AMENDMENTS TO THE FUTURE LAND USE ELEMENT

The Seminole County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the unincorporated portions of Seminole County.

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in Future Land Use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the ***Exhibit FLU: Future Land Use Map*** by changing the Future Land Use designation assigned to a parcel of property shall also be reviewed to determine and assess any Countywide impacts or any significant area-wide impacts of the proposed amendment including, but not limited to, the effect of the future land use change on either the internal consistency or fiscal structure of the Plan.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four major categories of Plan policies as follows:

- A Programs:** Since the policies within the Plan address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a Future Land Use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.
- B Regulations:** The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the Future Land Use amendment with the Comprehensive Plan.
- C Development Policies:** Additional criteria and standards are also included in the Plan that describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.



- D** Coordination: Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.

STANDARDS OF REVIEW - CATEGORY I

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 attainable 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

Land Use Densities/Intensities and Allowable Zoning Classifications

All land use designations, zoning classifications, and resulting development shall be consistent with the standards set forth in ***Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications***, except as specifically set forth in this Plan.

Optional Land Use Designations

The Board of County Commissioners may determine that a future land use designation other than the designation requested by the applicant is appropriate. Examples of optional land



use designations to the designation applied for are set forth in *Exhibit FLU: Optional Land Use Designations*.

Services and Facilities/Internal Consistency of the Comprehensive Plan

Minimum facilities needed to support a land use designation amendment shall be those defined in ***Exhibit FLU: Services and Facilities by Classification*** and shall be subject to the requirement of Section 163.3177(2), Florida Statutes that coordination of the elements of the local comprehensive plan shall be a major objective of the planning process. Accordingly, applicants for Future Land Use amendments shall submit data and analyses as summarized below. The analyses shall document the fact that the proposed amendment will not cause internal inconsistency within the Seminole County Comprehensive Plan by lowering the adopted levels of service contained in the Capital Improvements and Implementation Elements of this Plan.

State/Federal Agency Review

Proposed amendments shall be forwarded to appropriate State agencies (and Federal agencies when appropriate) for review and comment on projects located adjacent to State or federally owned lands, within any area subject to special provisions of law or upon request of the State or federal agency.

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:

- A** Any application for a Plan amendment within an area affected by a special law, such as the Wekiva River Protection Act, must contain a statement of consistency with the provisions of law rendered by the appropriate agency or, if the appropriate agency will not or cannot issue such a statement, the application shall provide sufficient competent evidence to demonstrate consistency with the special provisions of law.
- B** Proposed amendments to the Planned Development Future Land Use designation must be accompanied by a complete rezoning application (including associated master/site plan). The plan amendment application shall be accompanied by data and analysis supporting the ability of service providers to meet service demands at the density or intensity desired by the rezoning application. An approval of a rezoning shall not become effective until 22 days after publication of an unchallenged Notification of Intent by the State Land Planning Agency. The rezoning application shall be evaluated during the transmittal and adoption hearings relating to the Plan amendment application. For rezoning applications made by property owners, the public hearing for the rezoning may be held concurrently with the adoption of the Plan amendment. In so much as State law requires two public hearings for administratively initiated rezonings, the adoption hearing for the Plan amendment application may serve as the first public hearing on the rezoning application. If State law were to be amended, public hearings may be held in accordance with State law.
- C** Traffic studies shall be required to identify the ability of the roadway network and other transportation facilities to accommodate the land use with the existing or programmed network, near-site improvements, project phasing, etc., for all regular (large scale) amendments. Such studies may also be required for small scale amendments where roadways are constrained, and public transportation limited.
- D** Student generation analysis, based on the student generation rate factors of the Seminole County School District, shall be provided by an applicant seeking an increase in density.



- E** Water demand calculations based on adopted levels of service as provided by the water service provider shall be provided by an applicant seeking increases in density and/or intensity of land uses.
- 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. 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.
- G** Wetlands mitigation plans, where disruption greater than that permitted by the Land Development Code is anticipated to occur, and documentation regarding viability of said mitigation plans from the appropriate agency that has jurisdiction over any impacted regional wetlands.

Amendments to Existing Planned Development Sites

The following standards apply when determining whether a Plan amendment is required for new development proposals on previously approved Planned Development sites:

- A** Plan amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criteria is public and quasi-public uses (e.g., libraries, schools, recreation, roads, transit facilities) that provide an area-wide benefit to the community.
- B** Plan amendment is required if the proposal shows a change in intensity or density of a previously approved use which results in an increase of 10% or more in the number of average daily trips as defined by Institute of Transportation Engineers trip generation standards.

Standards for Amending the East Rural Boundary

The County's East Rural Boundary has been established as a part of the Seminole County Charter. Any proposed amendment to the Boundary within the County Plan must meet the standards established in the Seminole County Charter and demonstrate compliance with the following standards; review A-C below:

Amendments to the County's East Rural Boundary, as depicted on ***Exhibit FLU: Rural Boundary Map***, may be considered only if all of the following standards are affirmatively met.

- A** Demonstration of Need:
 - 1 Data and analysis shall be provided to document that additional urban lands are needed to accommodate population, housing or employment projected for the horizon year of this Plan, based on the population projections used by the current version of the Seminole County Comprehensive Plan; or
 - 2 Data and analysis shall be provided to document that additional lands are required to support affordable, workforce or obtainable housing opportunities and choices in proximity to employment opportunities and public transportation or that such amendment is needed to achieve the adopted redevelopment goals of the County because of the lack of suitable redevelopable or vacant land within the urban area; or



- 3 Data and analysis shall be provided to document that additional lands are required to support the adopted economic development goals of the County because of the lack of suitable vacant or redevelopable land within the urban area; or
- 4 Data and analysis shall be provided to document that additional lands are required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.

B Locational Analysis of Amendments:

- 1 Availability of facilities and services, and the orderly, efficient and cost-effective provision of service, given that the level of service for potable water and sanitary sewer in the East Rural Area is on-site service, and that availability of public school capacity in the East_Rural Area is limited; and
- 2 Fiscal capacity to provide adopted levels of service; and
- 3 Protection of environmental and natural resources, including regionally significant natural areas.
 - a Analysis that the amendment would not negatively impact the interconnected system of wetlands/uplands that exist in the East Rural Area and provide a high-quality mosaic of regional significance. This analysis must describe how the amendment protects the wetlands/uplands systems, including:
 - 1) Retaining the connectivity of wetlands;
 - 2) Retaining/Improving the ecological quality of wetlands; and
 - 3) Retaining the functional and structure values of the types of wetlands in the East Rural Area.
 - b If amendment to the East Rural Boundary is approved, developments shall avoid impact to wetlands to the maximum extent possible by utilization of clustering and other special techniques.
- 4 Contiguity to existing boundary and urban development patterns so as to discourage urban sprawl; and
- 5 Adequate transitions to maintain compatibility with adjacent, existing communities.

C Mandatory Consistency with the Goals, Objectives, and Policies of the Plan and Regional, Plans:

- 1 Any proposed amendment to the East Rural_Boundary must undergo an assessment of consistency with applicable goals, objectives and policies of this Plan, the East Central Florida Regional Planning Council's Strategic Regional Policy Plan, and the Central Florida Regional Growth Vision.

The above standards shall be evaluated by means of the preparation of needs analysis statements, economic impact statements, environmental impact statements, and land use compatibility analyses. If an amendment to the East Rural Boundary is adopted, the above referenced documentation shall be submitted to the State Reviewing Agencies as support documents relating to East Rural Area amendments.

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: East Lake Sylvan Transitional Area/School Site**, 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 12.2 by creating less impact on natural resources than one unit per net buildable acre in a non-clustered configuration and by demonstrating a maximum impervious area of 30% per residential lot.
- 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 Leadership in Energy and Environmental Design (LEED) certification.
 - 5 Maximum lot coverage ratio of each proposed lot equal to or less than 30%. Mitigating conditions such as pervious pavers to compensate for additional lot coverage may be considered by the Development Review Engineer Supervisor when appropriate.
- 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.



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GOAL 2: WILDLIFE, NATURAL RESOURCES, AND SUSTAINABILITY
PRESERVING NATURAL LANDS, AIR, WATER, AND WILDLIFE HABITAT
SEMINOLE COUNTY TO CONNECT THE REGION

To protect wildlife, scenic beauty, and human health in the County through the preservation and enhancement of natural habitats and sustainable management of vital natural resources including air, water, energy, and land.

OBJECTIVE FLU 2.1 NATURAL LANDS AND WILDLIFE HABITAT

The County shall ensure that natural resources are protected for the benefit of all citizens through provisions of the Land Development Code of Seminole County (the "LDC") and The County Comprehensive Plan (the "Plan") policies. The preservation and restoration of natural land are critical to the protection of wildlife and biodiversity, which are necessary to maintain healthy ecological functions. This objective is consistent with Article II, Section 7 of the Constitution of the State of Florida, the 2008 Central Florida Regional Growth Vision, and Envision Seminole 2045.

Policy FLU 2.1.1 Environmentally Sensitive Lands

The County shall continue to regulate development and preserve environmentally sensitive areas by means of the Environmentally Sensitive Lands Overlay Area and associated provisions of the Land Development Code where soils, topography, wetlands, floodplains, land use, and other constraints exist. The Environmentally Sensitive Lands Overlay Area shall identify floodprone lands (as identified by the National Flood Insurance Program) and the location of major wetlands defined by the St. Johns River Water Management District.

Policy FLU 2.1.2 Wildlife Habitat Protection

The County recognizes the importance of connecting, protecting, and restoring Florida's Wildlife Corridor to preserve native habitats and ensure the health of local populations. In accordance with The Florida Wildlife Corridor Act, the County shall support efforts to reconnect the landscape to provide contiguous wilderness and working lands which are crucial to the survival of Florida's species. The County shall continue to implement policies in support of vulnerable lands and enhance efforts to reduce habitat fragmentation. Habitat fragmentation occurs when human activity encroaches on wildlife, altering the ecosystem and isolating species, which increases their vulnerability. Maintaining healthy habitats is critical to maintaining species' health and ensuring proper ecosystem functions. Efforts to support the protection of wildlife habitats shall include the following:

- A** Identification of opportunity areas which should be preserved to connect existing habitats.
- B** Continuation of the County's Natural/Environmental Lands Acquisition and Management program which manages and preserves significant natural habitats, greenways, and open space areas.
- C** Enforcement of the Urban Bear Management Ordinance.
- D** Coordination with state and local agencies to access funding associated with the Florida Wildlife Corridor Act.



- E** Collaborate with surrounding jurisdictions to pursue the goals of the Central Florida Regional Growth Vision.
- F** Reduction of habitat fragmentation within protected river areas by limiting the construction of roads, rail, and utility corridors within the protected area unless certain criteria are met, as outlined in Policy 2.2.6 Econlockhatchee River Basin Protection.
- G** Incentivizing growth and redevelopment towards lands designated for Mixed Use Development and clustering future development to reduce habitat fragmentation.

Policy FLU 2.1.3 Green Print Coordination

The County shall continue to coordinate with the State of Florida, the St. Johns River Water Management District, the Nature Conservancy, the Trust for Public Lands, the Congress of Regional Leaders of myregion.org, and all and other agencies involved in preservation of environmental assets to create a Countywide linked open space and Greenways/Trails/Blueways system that assists in permanent preservation of County and regional environmental assets, for the purpose of protecting local populations by connecting habitats, reducing habitat fragmentation, and supporting the 2021 Florida Wildlife Corridor Act. As a part of this effort, the County shall continue to support efforts by the State Legislature to maintain funding for the Florida Forever grant program that assists with local efforts to acquire environmentally significant features, and any successor program.

Policy FLU 2.1.4 Conservation Easements

The County shall continue to require conservation easements in accordance with Section 704.06, Florida Statutes, or dedication of post-development floodprone and wetland areas as a limitation to any future encroachment or development of these environmentally sensitive areas.

Policy FLU 2.1.5 Natural/Environmental Lands Acquisition and Management Program

The County shall continue to manage more than 6,500 acres of Natural Lands acquired through the 1990 "Natural Lands Bond Referendum" and November 2000 "Natural Lands-Completing the Connection Bond Referendum" for the acquisition of significant natural habitats, open space areas and greenways. These environmental assets, which include eight Wilderness Areas and One Preserve, are open to the public for environmental education and passive recreation. The lands were designated as "Preservation/Managed Lands" on the Future Land Use Plan Map in 2008 in response to the 2006 Evaluation and Appraisal Report (EAR) Major Issue finding of a need to ensure that the County Comprehensive Plan is more accessible and understandable. The Seminole County Natural Lands Program is consistent with and supports the implementation of the 2021 Florida Wildlife Corridor Act and the Central Florida Regional Growth Vision.

Policy FLU 2.1.6 Performance Standards for State Designated Environmental Protection Areas

The County will continue to enact and enforce performance standards intended to preserve and enhance the natural features of the Wekiva River Protection Area, the Wekiva River Study Area, and the Econ Protection Area,



as required by State Law, the Seminole County Comprehensive Plan, Land Development Code, and agreements with affected parties.

OBJECTIVE FLU 2.2 PROTECTION OF WATER RESOURCES

The County shall continue to protect its water resources by regulating development in sensitive areas, including floodplains, wetlands, and tributaries, and by encouraging water-efficient practices for all developed land. Water quality and quantity shall be preserved through conservation efforts and nature-based solutions. A Holistic Water Policy is being developed to protect and preserve the County's water resources; Plan policies will be updated to incorporate the principles and strategies of that plan.

Policy FLU 2.2.1 Floodplain Protection

The County shall continue to implement the Environmentally Sensitive Lands Overlay Area through the regulation that supports the National Flood Insurance Program by:

- A** Restricting uses that are dangerous to health, safety and property, and minimize public and private losses due to flood conditions;
- B** Prohibiting land filling and grade changes where such activity will cause erosion or inhibit flood waters;
- C** Requiring development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health; and
- D** Requiring all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development floodprone and wetland areas to the County as a conservation easement.

Policy FLU 2.2.2 Wetlands Protection

The County shall implement the Environmentally Sensitive Lands Overlay Area through the regulation of development consistent with ***Policies CON 7.4 Wetland Regulation-Buffers, Performance Standards and Compatibility, FLU 2.2.5 Wekiva and Econlockhatchee River Protection, and FLU 2.2.6 Econlockhatchee River Basin Protection, which include the following:***

- A** Require a 15-foot minimum, 25-foot average wetland buffer in areas outside of the Wekiva River Protection and Econlockhatchee River Protection Areas.
- B** Require a 25-foot minimum, 50-foot average wetland buffer within the Wekiva River Protection and Econlockhatchee River Protection Areas.
- C** Require adherence to performance standards for uses such as boardwalks, docks and gazebos that may directly impact a locally significant wetland.
- D** Limit disruption of locally significant wetlands from projects that involve construction or improvement of facilities that benefit the general public.
- E** Require dedication to the County of all post-development wetlands as conservation easements.



Policy FLU 2.2.3 Water Quality and Stormwater Management

The County shall continue to require water quality improvements and stormwater management for all new development and redevelopment within the County through existing Land Development Code provisions.

Policy FLU 2.2.4 Wellfield Protection

The County shall continue to provide protection for areas surrounding public water supply wellfields through the regulatory framework of the United States Environmental Protection Agency, the Florida Department of Environmental Protection, the Florida Department of Health, and the St. Johns River Water Management District. The applicable rules and regulations of these agencies, incorporated within the County's Wellfield Protection Ordinance, Chapter 55 of the Land Development Code of Seminole County, address the following criteria: hazardous wastes; hazardous substances and reportable quantities; list of extremely hazardous substances and their threshold planning quantities; and toxic pollutants.

The source of the standards is the Code of Federal Regulations (CFR), Title 40, which is updated once annually as of July 1st. The specific parts include: Title 40, Code of Federal Regulations, Part 261, Identification and Listing of Hazardous Wastes; Title 40, CFR, Part 302.4, List of Hazardous Substances and Reportable Quantities; Title 40, CFR, Part 355, Appendices A and B, List of Extremely Hazardous Substances and Their Threshold Planning Quantities; Title 40, CFR, Part 401.15 Toxic Pollutants. The current text of each of these parts can be found in the Exhibits to the Future Land Use Element and is updated each time the federal regulations are updated.

The setback distances from public drinking water wells established by the regulatory framework for particular substances, activities and facilities, which are needed to protect the quality and quantity of groundwater, constitute the County's wellfield protection zones or "areas". No applications for development orders or permits shall be approved in violation of the standards for these criteria. Protection and preservation of water resources is consistent with and implements the Central Florida Regional Growth Vision.

Policy FLU 2.2.5 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. Per the Central Florida Regional Growth Vision, these regionally significant areas shall be preserved and protected in accordance with **Policy FLU 2.2.5 Econlockhatchee River Basin Protection** and **Objective FLU 2.3 Preservation of the Natural Resources and Rural Character of the Wekiva River Protection Area**. The County shall continue to implement Protection Zone policies and regulations to maintain rural density and character, enforce development setbacks, concentrate permitted development farthest from surface waters and wetlands where feasible, minimize development impacts on water quantity and quality, and restrict 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 2.3 Preservation of the Rural Character and Natural Resources of the Wekiva River Protection Area** for additional policies regarding the goals of the Wekiva River Protection Area and Study Area.

- 1 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, 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 along the Wekiva River, 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 having jurisdiction. A minimum 200 foot clearing and building setback shall be 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 2.2.6 Econlockhatchee River Basin Protection

The County shall continue to regulate development consistent with the Econlockhatchee River Basin Study of 1990, which serves as the basis for **Policy FLU 2.2.6** and the Seminole County Econlockhatchee River Protection Overlay within the County Land Development Code (LDC). The Performance Standards contained in **Policy FLU 2.2.6** are intended to ensure the preservation of the Econlockhatchee River as a recognized outstanding natural resource and regionally significant natural area. Minimum ordinance provisions necessary to ensure protection of the Econlockhatchee River Basin shall include:

- A** The recognition of the "Econlockhatchee River Corridor Protection Zone" (Zone), which includes: the main channels of the Big Econlockhatchee River and its tributaries contained within the area shown as the "Econ Protection Area" as depicted on **Exhibit FLU: Resource Protection Areas** and depicted on "Exhibit A" within the Seminole County Econlockhatchee River Protection Overlay of the LDC; all property located within the first 1,100 feet landward as measured from the stream's edge of the main channels of the Big Econlockhatchee River and Little Econlockhatchee River within the aforementioned "Econ Protection Area"; all property located within 550 feet landward as



measured from the stream's edge of the tributaries of the Big Econlockhatchee River within the aforementioned "Econ Protection Area"; 50 feet of uplands property that is landward of the landward edge of the wetlands abutting the main channels of the Big Econlockhatchee River and its tributaries within the aforementioned "Econ Protection Area".

- B** The term "stream's edge" means the waterward extent of the forested wetlands abutting the Big Econlockhatchee River or its tributaries. In the absence of forested wetlands abutting the River or tributary, "stream's edge" means either the mean annual surface water elevation of the stream, or, in the absence of hydrologic data, the landward extent of wetland herbaceous vegetation growing in the River or its tributary.
- C** Development activities shall not be permitted within the 550-foot development restriction zone of stream's edge within the Zone except for the creation of wetlands and passive recreational uses, when an applicant can demonstrate that such passive recreational uses shall not adversely affect aquatic and wetland dependent wildlife; the habitat of an endangered species, a threatened species or a species of special concern; water quality, hydrology or quantity; groundwater tables or surface water levels;
- D** Forested habitat fragmentation within the Zone shall be limited, and there shall be no additional crossing by road, rail or utility corridors of lands located within the Zone unless the following three conditions are all met:
 - 1 There is no feasible and prudent alternative to the proposed crossing as determined by the County;
 - 2 All possible measures to minimize harm to the resources of the Econlockhatchee River Basin will be implemented; and
 - 3 The crossing supports an activity that is clearly in the public interest as determined by the County.
- E** Only residential development will be permitted within the Zone except for the wetland creation or passive recreation referenced in **Policy FLU 2.2.6 C** above.
- F** Development within the Econlockhatchee River Basin shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100-year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations;
- G** All proposed development within 2,000 feet of the stream's edge of the Big Econlockhatchee River and its tributaries shall submit, as part of the development application information, a statement from a qualified archaeological consultant describing the potential for archaeological resources to occur on the project site. If, in the opinion of the consultant, such resources are likely to occur, a professional archaeological survey shall be submitted as a part of the development



application provided to the County. If significant resources are found to be present, the County shall consult with the appropriate State authorities for guidance as to whether excavation is desired by such authorities, and shall otherwise direct that resources shall be preserved as a part of the open space preserved on the site;

- H** The Land Development Code shall ensure minimal removal of native habitats and preservation of rare upland habitats; and
- I** The Land Development Code shall provide for an appeals process and projects which are exempt from these performance standards by reason of prior approvals or other legal bases.

OBJECTIVE FLU 2.3 PRESERVATION OF NATURAL RESOURCES AND THE RURAL CHARACTER OF THE WEKIVA RIVER PROTECTION AREA

The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes). These objectives, goals, policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as defined in *Wekiva Study Area Series*) for existing and future residents.

Policy FLU 2.3.1 Recognition of the Wekiva River Protection Area

In 1988, the Florida Legislature established the Wekiva River Protection Area for the purposes of protecting the natural resources and rural character of the Protection Area as defined in the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes).

Policies regarding land use and resource protection for adjacent areas in Seminole County should be evaluated for consistency with the Wekiva River Protection Act. Specifically, policies which provide for a higher density subarea (i.e., the East Lake Sylvan Transitional Area) may be considered appropriate only in the context of policies that restrict the subdivision of land elsewhere in the Wekiva River Protection Area.

The nature of the Protection Area requires innovative approaches to environmental resource protections and the regulation of land use densities/intensities. The County shall continue to review existing Plan policies and land development regulations applicable to the Protection Area in order to ensure the long-term sustainability of this unique landscape. To ensure consistency with the Wekiva River Protection Act no Plan objective, goal, policy or land development regulation shall be enacted that results in an increase in the currently adopted net density of any residential parcel or subdivision outside of the East Lake Sylvan Transitional Area and within the Protection Area within Seminole County.

Efforts to permanently protect the natural resources of the Protection Area should include land purchases and the lawful dedication of conservation easements and development rights for preservation and coordination with the appropriate agencies, environmental groups and interested citizens.



Policy FLU 2.3.2 Recognition of the East Lake Sylvan Transitional Area

The "East Lake Sylvan Transitional Area" depicted in *Exhibit FLU: Special Area Boundaries* is the only area of the Protection Area where it is appropriate to grant parcels a land use designation permitting residential density above the rate established on December 15, 1999 (up to a maximum of two and one-half (2.5) dwelling units per net buildable acre).

Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall only be approved under the Planned Development (PD) land use designation and shall include a clustering concept that maintains a minimum of 25 percent open space on the site, and no more than two and one half (2.5) units per net buildable acres. No application for a Plan or administrative residential density amendment above one dwelling unit per net buildable acre will be considered in the East Lake Sylvan Transitional Area unless the applicant demonstrates that the proposed amendment results in less impact on natural resources than a non-clustered development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area.

Reference: Standards for Plan Amendments within the East Lake Sylvan Transitioned Area

Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area

The final development form of the land area within the Protection Area outside of the East Lake Sylvan Transitional Area is a general pattern of one dwelling unit or less per net buildable acre. For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources.

The County shall not approve a land use designation amendment within the Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. Regardless of any future change in the definition of the Suburban Estates land use designation or associated zoning classifications, the County shall not approve any land use that could result in a density increase above one dwelling unit per net buildable acre compared to that allowable as of December 15, 1999. The County's policy is to maintain this final form of development to ensure that residential development in the Protection Area maintains the overall rural density and character.

Amendments to the Wekiva River Protection Act to change nonresidential, land use designations (e.g., Office, Commercial) to the Suburban Estates or Recreation land use shall not be discouraged. The properties designated as a nonresidential land use (thereby authorized for development) shall be limited to only those properties assigned the nonresidential land use designation as of December 15, 1999.



Policy FLU 2.3.4 Platting and Replatting of Seminole Estates Development

For properties within the Wekiva River Protection Area and within the Seminole Estates Development the County shall continue to enforce the Wekiva River Protection – Seminole Estates Overlay Zoning Classification of the Land Development Code applicable to the subject properties that shall:

- A** Discourage existing platted properties from increasing the development's density/intensity to greater than the existing lot size;
- B** Prohibit the issuance of development orders and development permits in this area if the proposed development order or development permit would increase the development's density or intensity upon such parcels;
- C** Presume that an application to increase a development's density/intensity is inconsistent with the Plan's objectives, goals, and policies relative to the Wekiva River Protection Act and the mandate to maintain the Wekiva River Protection Area's rural character in the aggregate; and
- D** Require that the burden of proof rests upon the applicant for a development order or development permit to overcome said presumptions and to meet all other requirements, such as the protection of natural resources, the protection of water resources, and the prevention of urban sprawl.

This policy and the prescribed overlay zoning classification, however, shall not divest property owners of lots of record existing prior to July 28, 1970, of any rights under the existing provisions of Section 35.2(a) of the Land Development Code of Seminole County or of any other vested private property rights.

Policy FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes in the Wekiva River Protection Area

The County shall maintain consistent and meaningful coordination with governmental agencies, environmental groups and interested citizens, to seek out locally and regionally significant natural areas and environmentally sensitive lands within the Protection Area for preservation through land acquisition or other innovative strategies which are designed to reduce or eliminate development intensity or density within the Protection Area.

Consistent with this policy, the County excluded lands not needed to accommodate current and projected wastewater needs in the Yankee Lake Site. Resolution 2001-R-139 identified those lands and designated them as Recreational Land Use in order to incorporate them into the County's Greenways, Trails and Natural Lands Program.

In 2010, the County designated property intended for the Florida scrub jay (*Alphelocoma coerulescens*) as Preservation/Managed lands in perpetuity per the requirements of permit #SAJ-2006-7328(IP-AWP) Department of the Army, referencing the U.S. Fish & Wildlife Service Biological Opinion Log#4-1-94-174C; and in conjunction with Florida Department of Environmental Protection Wastewater Operating Permit FL0042625-00-DW1P.

The portions of the Yankee Lake property designated as Preservation/Managed Lands shown on **Exhibit FLU: Scrub Jay Habitat** and



on the Future Land Use Map provide protection for Seminole County's only population of Florida scrub jays and their associated scrub habitat, which is an endangered ecosystem. The Management Plan for this parcel of Preservation/Managed land is consistent with the Florida Scrub Jay Habitat Management Plan. The legal description is contained in the Exhibits to this Element.

The portions of the Yankee Lake Property identified as Recreation Land Use included the area north of the east-west canal that drains the Seminole Estates development. Parcels that were purchased for mitigation (except for the above-referenced scrub jay habitat) and are connected to the Yankee Lake Property, less the above referenced property preserved as scrub jay habitat. These parcels designated as "Recreation" provide a significant corridor connection between the County's Riverside Ranch Wilderness Area and the Lower Wekiva State Preserve. They also serve as a significant corridor for the Florida Black Bear and preserve valuable wetland functions. If at any time the County determines that a section of the Yankee Lake property is not needed as a public utility, then that section shall be designated as Recreation land use and incorporated into the County's Greenways, Trails and Natural Lands Program.

Notwithstanding a designation to the "Recreation" Future Land Use designation, development activity may be allowed in cases of overriding public interest, including the placement or deposit of fill within wetlands and the 100-year floodplain (as identified by FEMA). Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.

Policy FLU 2.3.6 Roadway Corridor Overlays for Markham Road, Longwood-Markham Road and Lake Markham Road

The County shall continue to enforce land development regulations enacted in June 2001, establishing Markham Road, Longwood-Markham Road and Lake Markham Road as scenic corridors to protect existing visual features, maintain visual quality, provide a sense of place, protect the area's rural character, and protect natural resources including wildlife corridors. Consistent with these goals, these scenic corridor roadways shall not be expanded beyond their current two-lane configuration; provided, however, that turn lanes and other roadway safety design features may be constructed. The minimum building setback standards for roadways shall be 40 feet in depth from the right-of-way edge wherein:

- A** Roads shall be maintained with a maximum of two through lanes;
- B** No existing canopy trees shall be removed unless the removal is necessary to provide access, the tree is diseased, or removal is required to address public safety emergencies;
- C** No clearing of native vegetation shall be permitted except in conjunction with a permit issued to address public safety emergencies;
- D** Residential development shall preserve and/or create a vegetative buffer 40 feet in depth through a combination of canopy trees, understory native vegetation and berms or fences/walls;



- E** Fences, if utilized, shall be constructed of natural materials including, but not limited to, wood, stone, or brick and shall be required to incorporate canopy trees and native vegetation. Alternative fencing shall be permissible if it materially contributes to the rural ambiance of the roadway or if necessary for the protection of wildlife; and
- F** As an alternative to the above standards, residential development may include perimeter lots of one acre in size or greater in lieu of, or in combination with, vegetation to ensure consistency and compatibility with adjacent developments and the area's rural character.
- G** The County shall ensure that trail design within the Protection Area protects the rural character of the Protection Area and natural resources, including the viability of wildlife corridors.

Policy FLU 2.3.7 State Road 46 Roadway Corridor Overlay/State Road 46 Environmental Considerations

The County shall continue to enforce land development regulations enacted in May 2001 establishing an overlay zoning classification for State Road 46 within the Protection Area in Seminole County to maintain visual quality, provide a sense of place, protect the viability of wildlife corridors and improve/protect the rural character of the area. The list of development standards that shall be established, at a minimum, for the overlay zoning classification for both major and minor roadways are noted within **Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County**.

- A** The County shall support structural modifications to State Road 46 that provide permeability and allow for wildlife movement on appropriate road segments adjacent to the Lower Wekiva River State Preserve.

Policy FLU 2.3.8 Wekiva Character Policy

- A** Rural character is established in the Wekiva River Protection Area through the following planning policies.
 - 1 Establishing an overlay zoning classification applicable to the Seminole Estates subdivision as set forth in **Policy FLU 2.3.4 Platting and Replatting of Seminole Estates Development**.
 - 2 Limiting the density within the designated East Lake Sylvan Transitional Area to a maximum density of two and one half dwelling units per net buildable acre over the subject property as set forth in **Policy FLU 2.3.2 Recognition of the East Lake Sylvan Transitional Area**.
 - 3 Maintaining the assigned future land use designation for any property located within the Protection Area and outside the East Lake Sylvan Transitional Area, that is assigned the Suburban Estates future land use designation, except for those areas redesignated to the Recreation Future Land Use designation, as set forth in **Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the WRPA and Outside of the East Lake Sylvan Transitional Area**, and



FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes.

- 4 Limiting development of property assigned the Suburban Estates Future Land Use designation to a maximum density of one dwelling unit per net buildable acre, and encouraging clustering within the Suburban Estates land use designation where appropriate through the use of PD zoning to protect natural resources, as set forth in ***Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area, FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes,*** and ***FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards*** and in the definition of "rural character".
- 5 Prohibiting further commercial development on properties not designated as Commercial Future Land Use on the ***Exhibit FLU: Future Land Use Map*** adopted as of December 15, 1999, and as set forth in the definition of "rural character".
- 6 Pursuing the acquisition of property within the Protection Area and the reassignment of land to the Recreation land use designation for the purpose of protecting natural resources, as set forth in ***Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area and FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes.***

Policy FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards

- A To encourage the protection of natural resources as required by the Wekiva River Protection Act, the County shall continue to enact and implement land development regulations passed as necessary to enforce the following policies that shall apply to properties located within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area:
 - 1 Development design shall demonstrate that at least fifty (50) percent of the trees within developable areas (including areas subject to residential platting) are preserved on site. The intent of this policy is to guide the design and location of development to protect on-site habitats, wildlife, and wildlife corridors. When fifty (50) percent of the trees cannot be reasonably preserved, a tree replacement ratio shall be implemented. This ratio shall require an increasing number of replacement trees based upon caliper size. Replacement trees are required to be native species and planted on site in common areas and as street trees. Construction methods that reduce the need to remove trees shall be encouraged.
 - 2 An upland buffer averaging fifty (50) feet wide, but no less than twenty-five (25) feet shall be maintained surrounding areas



identified as containing floodplain and/or wetlands or properties designated as preserve areas or conservation easements. Development activity, including the placing or depositing of fill, within wetlands and the one-hundred 100-year floodplain (as adopted by FEMA) shall be prohibited, except in cases of overriding public interest. Floodplain impacts will require compensating storage.

- 3 Preservation of property within the Protection Area consisting of wetlands, rare upland habitat, greenways, listed species and their habitat, and wildlife corridors shall be encouraged through the clustering of dwelling units with the goal of permanently preserving these unique open spaces. The County shall consider accepting offers of conservation easements over preserved property for the purpose of maintaining ecologically significant wetlands, habitat, greenways, corridors, and listed species.
 - 4 As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory. Protection of listed species shall be accomplished either through on-site preservation or through relocation within the Protection Area through completion of a plan acceptable to, and permitted by, the Florida Fish and Wildlife Conservation Commission. Incidental taking of listed species shall not be accepted unless the Florida Fish and Wildlife Conservation Commission determines that a particular group of animals on the site cannot be relocated or benefited by on-site preservation due to disease.
- B** The County shall apply the policies set forth in subsections (a)(1) through (a)(4) to properties seeking to develop within the Protection Area prior to the enactment of the land development regulations implementing those policies.
- C** The County shall continue to enforce the land development regulations enacted to further the protection of natural resources within the Protection Area:
- 1 Trees and other native vegetation shall be maintained on at least fifty (50) percent of any residential parcel or subdivision, unless it can be demonstrated that such vegetation is diseased or presents a safety hazard. Properties with less than fifty (50) percent native vegetation on site shall be required to maintain native vegetation to the greatest extent possible. (For example, removal of trees and native vegetation may be permitted to the extent necessary to allow for the construction of one single family dwelling on a parcel of land).
 - 2 On property with the Suburban Estates land use designation, wetlands, rare upland habitat, greenways, and wildlife corridors preserved by clustering or the creation of open space through the use of Planned Development zoning shall be permanently protected



by dedication to the St. Johns River Water Management District or through the establishment of conservation easements. If necessary for the protection of natural resources, proposed developments with the Suburban Estates land use designation will be required to implement clustering through PD zoning provided; however, the net density of the proposed development cannot exceed one (1) unit per net buildable acre.

As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code. The most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory will be utilized. If an endangered, threatened, or species of special concern is determined to exist on-site, then development shall be accomplished in a manner so as to avoid the habitat of the species and to provide appropriate habitat buffers as determined by the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Development shall proceed only after the boundaries of protected habitat areas sufficient to sustain viable populations of said species have been defined.

Policy FLU 2.3.10 Wekiva River Protection Area Incorporated Policies.

- A** The following policies from other Elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim:
 - 1 Conservation Element - ***Policy CON 3.5 Planned Development (PD)/Cluster Developments***
 - 2 Conservation Element - ***Policy CON 3.6 Conservation Easements /Dedications***
- B** The following policy from other Objectives of this Element are hereby incorporated into this Objective by this reference thereto as if fully set forth herein verbatim:
 - 1 Future Land Use Element - ***Policy FLU 2.2.2 Wetlands Protection***

Policy FLU 2.3.11 Wekiva Study Area Open Space

Open space within the Wekiva Study Area (*F.S. 369.314-369.324*) is defined as any portion of a parcel or area of land or water, that is open from the ground to the sky, including areas left undeveloped or minimally developed as part of a natural resource maintained preserve (e.g., floodplains, wetlands, or soils unsuitable for development), passive recreational area, stormwater management area, buffers, landscaped areas, easements for pedestrian connection, and trails, with consideration for wildfire minimization. Designated open space excludes waterbodies, areas in lots, street rights-of-way, parking lots, impervious surfaces, and active recreation, such as golf courses.



Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection

In order to protect open space, most effective recharge areas, karst features, and sensitive natural habitat within the Wekiva Study Area (i.e., longleaf pine, sand hill, sand pine, and xeric oak scrub) (**Exhibit FLU: Wekiva Study Area Series - Sensitive Habitats and Karst Features**) as required by the Wekiva Parkway and Protection Act [Section 369.321(3), Florida Statutes] the County shall apply, but not be limited to, the following land use strategies and mechanisms:

A Protection of Open Space

- 1 Encourage, and if warranted by **Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards**, require planned developments and cluster developments;
- 2 Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of the subdivision and/or site plan approval process;
- 3 Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District;
- 4 Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and
- 5 Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space.

B Most Effective Recharge Areas

- 1 Encourage, and if warranted by **Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards**, require planned developments and cluster developments;
- 2 Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and,
- 3 Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and **Exhibit FLU: Aquifer Recharge Areas** such as, but not limited to:
 - a The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and
 - b With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.

C Karst Features and Sensitive Natural Habitat

- 1 The County shall adopt Best Management Practices (BMPs), including applicable BMPs recommended in "Protecting Florida's Springs – Land Use Planning Strategies and Best Management



Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to:

- a Increasing public awareness via Seminole County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques;
- b Restricting untreated water from a development site from directly discharging into karst features;
- c Requiring development proposals to verify by surveys and/or studies the presence of karst features and sensitive natural habitat;
- d Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and
- e Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features.

2 The County shall also adopt BMPs to:

- a Increase public awareness of the Florida Yards and Neighborhoods Program regarding proper lawn and Florida - Friendly landscaping, fertilization, and irrigation techniques;
- b Request the Wekiva Working Group to recommend policies and/or regulations to protect natural resources, including springheads; and
- c Discourage the use of flammable plants such as saw palmetto and wax myrtle adjacent buildings to ensure a defensible transition space to minimize wildfire impacts.

D Land Development Code Provisions

The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs.

Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards

The County shall evaluate development proposals within the Wekiva Study Area to determine if cluster developments are required where development proposals meet one or more of the following conditions:

- A** Contains significant amounts of wetlands, floodprone areas, or other environmentally sensitive natural habitat such as longleaf pine, sand hill, sand pine or xeric oak scrub;
- B** Contains sensitive karst features or most effective recharge areas;



- C** Abuts government owned natural lands or other environmentally sensitive area such as springs, or a historical/archaeological site; or
- D** Is within 200 feet of the Wekiva River, as measured from the normal high-water elevation or the landward limit of established conservation areas.

Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies

The following objective and policies from various Elements of the Seminole County Comprehensive Plan to reinforce the provisions of the Wekiva River Protection Act are hereby incorporated into this Element by reference below:

A Most Effective Recharge

- 1 Conservation Element – *Policy CON 1.3 Recharge Area Protection*
- 2 Future Land Use Element – *Policy FLU 2.5.2 Cluster Development*

B Open Space

- 1 Conservation Element – *Policy CON 3.6 Conservation Easements/Dedication*
- 2 Future Land Use Element – *Policy FLU 2.5.2 Cluster Development*
- 3 Recreation and Open Space Element – *Policy REC 6.2 Recreation Grants*
- 4 Recreation and Open Space Element – *Policy REC 7.5 Agency Coordination*
- 5 Recreation and Open Space Element – *Policy REC 7.7 Significant Open Space and Natural Lands Acquisition*

C Sensitive Natural Habitat

- 1 Introduction Element – Definition of Rare Upland Habitat
- 2 Recreation and Open Space Element – *Policy REC 7.7 Significant Open Space and Natural Lands Acquisition*

D Property Rights

- 1 Future Land Use Element – *Objective FLU 7.1 Protection of Private Property Rights*

OBJECTIVE FLU 2.4 ENVIRONMENTAL LAND USES AND OVERLAYS

The definitions and uses provided for each of the following future land use designations and overlays are generalized descriptive definitions only.

Policy FLU 2.4.1 Environmentally Sensitive Lands Overlay

This overlay consists of wetland areas (as delineated on the St. Johns River Water Management District Wetlands Map) and 100-year floodplain areas (as delineated on the United States Geological Survey or Flood Insurance Rate Maps). The generalized overlay cannot identify exact boundaries of wetlands or floodplain areas specifically for parcels. At time of development of a privately owned property affected by the overlay, a property owner shall provide a survey that delineates the exact location of the overlay zone



(or whether the property is beyond the boundary of the overlay). Portions of a parcel that do not lie within the overlay, and are not used for utility easements, rights of way or other public purposes, are part of the net buildable acreage of the parcel.

A Purpose and Intent

- 1 Implementing public policies to protect the public health, safety and welfare by conserving and protecting natural resources needed to ensure availability of groundwater and limiting flood damage;
- 2 Implementing the County's non-structural approach to water management. Uses that involve minimum land alteration are permitted in order to maintain the natural flood storage and nutrient assimilation capability of wetland and floodprone areas; and
- 3 Preserving the status quo of areas of significant environmental importance and associated wildlife habitat (see also **Policy FLU 3.2.12 Code Enforcement and Implementation**).

B Uses

- 1 Publicly and privately owned open space, recreation and water management areas;
- 2 Public and private natural areas, game preserves and wildlife management areas which maintain the status quo;
- 3 Livestock grazing and short term crop production, which uses must be consistent with performance standards of the Land Development Code that, at a minimum, include the requirement that any and all mining, agricultural and silvicultural activities must be accomplished in accordance with adopted Best Management Practices (BMPs). Such BMPs include, but are not limited to, the publication entitled "Silviculture Best Management Practices Manual", and "Management Guidelines for Forested Wetlands in Florida". Both manuals were published by the Florida Department of Agriculture and Consumer Services Division of Forestry. Additional standards are found in Chapter 373, Florida Statutes, and Chapter 403, Florida Statutes, as well as other appropriate State and Federal law. All such agricultural and mining silvicultural activities may occur and be accomplished only in such a manner to minimize, to the maximum extent possible, adverse impacts to natural resources, while authorizing property owners the reasonable and beneficial use of property; and
- 4 Forested wetlands including, but not limited to, cypress, hardwood swamp and bottom land hardwoods, shall be subject to management requirements which shall include, but not be limited to, the maintenance of wetland community integrity and wildlife, vegetation and hydrological characteristics associated therewith, and the use of select cuts on small clear-cuts which may only be performed in a manner and utilizing techniques which do not alter vital wetland community characteristics. Silvicultural activities shall only be permitted during such seasons and weather conditions which will ensure the least possible adverse impacts to natural resources. Prior to any encroachment being authorized, the wetlands shall be



evaluated and a program or actions to mitigate those impacts shall be formulated.

The purpose of employing the Environmentally Sensitive Lands Overlay is to balance the public's right to protect natural resources with the rights of property owners to a reasonable and beneficial use of their property. The use of property assigned the Environmentally Sensitive Lands Overlay must reflect the public interest. The Environmentally Sensitive Lands Overlay is consistent with and furthers the provisions of Article II, Section 7 of the Constitution of the State of Florida and the provisions of State law including, but not limited to, Chapter 163, Part II, Florida Statutes.

C Services and Facilities

These areas within the Environmentally Sensitive Lands Overlay are not intended for urban intensity development and therefore do not require urban services and facilities.

D Special Provisions

- 1 In addition to being subject to all other applicable law, uses in these areas are subject to compliance with the provisions of the Environmentally Sensitive Lands Overlay contained in the Land Development Code of Seminole County and the Planning Standards for Natural Resources.
- 2 These areas were delineated using Countywide mapping techniques, thus, inaccuracies in wetland and floodplain boundaries may occur. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
- 3 When adjustments are made (demonstrating that certain properties are neither a wetland nor a floodprone area) the future land use of that property shall not be governed by the Environmentally Sensitive Lands Overlay, but shall be the underlying future land use designation as shown in the Future Land Map. These adjustments shall include areas where mitigation or other regulatory devices that offset impacts allow encroachment into a wetland system or the 100-year floodplain.

Policy FLU 2.4.2 Preservation/Managed Lands

This land use consists of natural lands owned by Seminole County, the State of Florida, the St. Johns River Water Management District, the Federal Government, or other public body. The maximum intensity permitted in this designation is 0.10 floor area ratio (FAR).

A Purpose and Intent

- 1 Preserving open space, water resources and regionally significant natural areas as desired and authorized by Seminole County residents through the Natural Land Program and in support of the Central Florida Regional Growth Vision Green Print;
- 2 Protecting the important natural/environmental lands located within Seminole County through acquisition, restoration and management, for the benefit of existing and future residents of Seminole County;



- 3 Maintaining good surface water quality by preserving appropriate lands for their natural stormwater cleansing abilities; and
- 4 Providing opportunities to Seminole County and its visitors for beneficial educational, passive recreational and eco-tourism uses of environmentally significant resources.

B Uses

- 1 Natural lands with environmental significance or important assets, including:
 - 2 Wild and scenic areas;
 - 3 Undisturbed native plant communities, including endangered and rare species;
 - 4 Forest and botanical resources;
 - 5 Lands critical to fish and wildlife survival, especially rare and endangered species;
 - 6 Wetlands;
 - 7 Lands that serve as natural protective buffers and natural stormwater cleansing areas for water quality maintenance of surface waters and wetlands; and
- 8 Historic resources, including archaeological, geological, and historical sites.

Lands with this land use designation that are owned by Seminole County shall have management plans created for them that are unique to the environmental assets within each area. Lands with this designation that are owned by other governmental entities may also have management plans created by those owners.

County management plans shall include preservation programs that may involve the use of prescribed burns, resource protection efforts that may limit location and amount of public access, and control of exotic species. Management plans may include restoration efforts and passive recreational uses in designated areas. Passive recreational uses shall be based on ability to ensure preservation of the resource and impact on surrounding lands and land uses and may include, but are not limited to, the following:

- 1 Hiking on designated trails;
- 2 Camping at designated campsites and in accordance with permits;
- 3 Horseback riding on designated horse or multi-use trails;
- 4 Hunting where and when authorized by the managing agency; and
- 5 Boating and canoeing at designated boat ramps, launch sites or by special authorization permits.

C Management Plans for other governmental lands



Lands with this designation that are owned by other governmental agencies may also have management plans, and the County shall allow uses and activities identified in those plans.

D Services and Facilities

These areas are not intended for urban uses and will not be scheduled for urban services.

E Special Provisions

Uses of managed lands are subject to the Management Plans that govern them. Use of Preservation Easements is subject to the Agreement conveying the easement.

OBJECTIVE FLU 2.5 SUSTAINABLE PLACES

The County shall promote sustainability in developed areas to protect the natural environment and enhance the health and well-being of residents by minimizing the adverse impacts of development and encouraging nature-based solutions.

Policy FLU 2.5.1 Efficient Land Use Patterns

The County shall continue efforts to create efficient land use patterns that minimize urban sprawl to protect natural resources by:

- A** Directing growth preferentially towards infill areas with existing infrastructure;
- B** Encouraging redevelopment of vacant or under-utilized sites in the central areas of the County; and
- C** Create or maintain standards that incentivize or require development patterns that are compact and contribute to mixed-use neighborhoods and corridors, which promote multiple modes of transportation to reduce emissions, and support infill to encourage compact development.

Efficient land use patterns are encouraged through policies and incentives identified in **Policy FLU 4.1.1 Identify Infill and Redevelopment Opportunities** and **Objective FLU 4.2 Provide Performance Standards for Redevelopment and Infill Development in Target Areas to Support Multimodal Mobility and Prevent Urban Sprawl**. The County shall direct growth in a manner which supports multimodal transportation, while enhancing transit service for residents in accordance with **Objective FLU 4.3 Support of the Multimodal Transportation Network**.

Policy FLU 2.5.2 Cluster Development

Cluster developments are intended to organize growth in environmentally sensitive areas to conserve natural resources such as biodiversity, water, and energy, by reducing lot sizes to create common open space areas. The conservation of natural resources shall be considered throughout all stages of development, including design, construction, and post-construction phases. Cluster developments shall ensure the preservation and enhancement of natural resources for the purpose of minimizing development-related impacts on surrounding habitats and improving biodiversity in urban environments.



The County shall update the Land Development Code (LDC) to provide for clustering of uses in order to achieve benefits that include, but are not limited to:

- A** Preservation of environmentally sensitive lands, Florida-Friendly, water-conservative plant species, and groundwater aquifer recharge and water resource areas;
- B** Reduction of habitat fragmentation;
- C** Maintenance of habitat patches and corridors;
- D** Allowing for creative design to maximize open space; and
- E** Provision for open space for aesthetic and buffering purposes.

Policy FLU 2.5.3 Vegetative Resources, Tree Canopy, and Urban Forestry

- A** The County shall continue to require the preservation of trees on development sites and the replacement of trees removed during development activities through provisions in the Land Development Code that implement this Policy, which, at a minimum:
 - 1 Requires a permit for the removal, relocation or replacement of trees;
 - 2 Requires the use of protective barriers to prevent the destruction/damage of trees during construction;
 - 3 Requires that logging permits include conditions for restoration, buffers between residential areas, public parks and water bodies, and preservation of rare or historic trees; and
 - 4 Provides for tree replacement standards, including minimum caliper and species type.
- B** The County shall encourage the use of native plant or Florida-Friendly species to promote local biodiversity and increase resilience. Responsible management of pests shall be encouraged to reduce pesticides and chemicals, according to Florida-Friendly practices.
- C** The County shall implement standards for the preservation of large canopy trees, particularly along collector and arterial roads where they contribute to the livability of the built environment by one or more of the following:
 - 1 Casting shade over roads, sidewalks and parking areas to improve conditions for pedestrians;
 - 2 Providing visual screening of new development along major roadways; and
 - 3 Reducing energy use by moderating temperatures in and around buildings.
- D** The County shall lead efforts by demonstrating best practices, including, but not limited to, the following:
 - 1 Maintaining trees and native vegetation on County property and expanding tree coverage on rights-of-way for streets, sidewalks, and trails.



- 2 Promoting the diversity of tree species in the urban forest.
- 3 Educating the public on the role of trees and vegetation in managing stormwater, regulating the micro-climate, supporting walkability, and improving biodiversity.

Policy FLU 2.5.4 Dark Skies Protection

The County shall continue to enforce the Outdoor Lighting Requirements provisioned by the Land Development Code to ensure that exterior lighting positively enhances the visual impact of a building and reduces harmful impacts on the natural environment. Requirements shall continue to follow the guidance of the International Dark Sky Community Designation Guidelines for the purpose of minimizing the negative impacts of light pollution on public safety, human well-being, and environmental health. Exterior lighting is associated with harmful health outcomes by interrupting the circadian rhythm and reducing environmental quality by disrupting species' migration patterns. Minimum ordinance provisions necessary to ensure lighting solutions shall include:

- A** Requirements to submit an exterior lighting plan, including the location of all proposed or existing outdoor light fixtures, the foot candle emissions of such fixtures, color temperature, a description of all outdoor light fixtures or other illuminating devices for use on the property, and any additional relevant information required by the County.
- B** Requirements to control lighting intensities, illumination levels, and color temperature in accordance with the standards of the International Dark Sky Community Designation Guidelines.
- C** Cut-off fixtures to direct light downwards, in addition to time controls and motion detectors.
- D** Recommendations to encourage retrofitting fixtures put in place before Dark Sky standards were adopted.

Policy FLU 2.5.5 Green Building Practices

The County shall minimize the environmental impact of human activity and conserve natural resources to maintain availability for future use by enhancing and maintaining energy conservation efforts through green building practices and low-impact development strategies, including, but not limited to, the following:

- A** Continuing to support state and federal incentives for projects which are certified by Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC). The County shall encourage green building practices across a wide variety of development and construction practices to conserve and protect natural resources. The County shall continue to enable and support "Low Impact Development" stormwater techniques regardless of a project's certification.
- B** Establishing standards in the Land Development Code to introduce a diverse mix of energy sources such as solar. At a minimum, efforts to decrease reliance on fossil fuels shall include:
 - 1 Supporting solar energy facilities;



- 2 Incentivizing solar power; and
 - 3 Implementing requirements to support and prepare for emerging electric vehicle technologies by providing electric vehicle charging abilities.
- C** The County shall demonstrate leadership in Green Building by incorporating best practices into new and existing facilities.
- D** Any condominium or homeowner association for a new development shall meet the following requirements if it does not pay the power bill of individual residential units. In such cases, the association will be required to include in its rules the procedures whereby a property owner can receive permission to install solar panels, solar collectors, and energy-efficient and storm hardened windows and doors.
- E** A FAR bonus of 20% is available 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.
 - 3 FAR bonuses for nonresidential uses shall be limited to the urban service area, excluding the State designated environmental protection areas, and must be connected to sewer and water services.

Policy FLU 2.5.6 Conservation of Water Resources

The County shall continue its ongoing efforts to conserve water by guiding land development patterns into water-efficient urban forms by continuing to consider revisions to the Land Development Code that reduce the need for irrigation of landscaping. Water conservation requirements include the use of Florida-Friendly landscaping materials in buffers and other landscaped areas. The use of native and Florida-Friendly species protects the environmental quality of surrounding neighborhoods while promoting the public health, safety, and general welfare of the citizens of the County by conserving water and filtering runoff. Preservation of existing vegetation shall count towards buffer requirements. To preserve the quality of water resources, the County



shall continue to implement the Fertilizer Ordinance which minimizes nitrogen and phosphorous runoff.

Policy FLU 2.5.7 Water Conservation Programs

The County shall also conserve water resources through continuation of the Seminole County Water Conservation Program, which includes, but is not limited to, the following projects:

- A** Demonstration Garden. Continue, if financially feasible, to operate a “demonstration garden” of Florida-Friendly plants at the County’s Environmental Studies Center, 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 and provide educational benefits to the public by showcasing the benefits of native plants.
- 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 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.
- C** Appropriate Irrigation Systems. Continuation, if financially feasible, of the program for the provisions of water-conservative irrigation systems for single-family homes.
- D** Enforcement. Continued enforcement of Water Conservation Ordinance 2009-24, which is in accordance with Rule 40C-2.042(2) (a) and (b), Florida Administrative Code, 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** Other conservation programs are scheduled for completion following the adoption of the 2022 Water Supply Facilities Work Plan.



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GOAL 3: MAINTAIN RURAL PLACES
PROTECTING SEMINOLE COUNTY'S RURAL HERITAGE AND CHARACTER

The County shall continue to support rural lifestyles and landscapes within its boundaries by maintaining areas of rural character and cultivating agricultural and resource-based businesses.

OBJECTIVE FLU 3.1 PRESERVE RURAL CHARACTER AREAS IN SEMINOLE COUNTY

The County shall continue to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in Seminole County, particularly the East Rural Area as defined in **Objective 3.2**, and thereby ensure the rural lifestyle is available to future residents.

Policy FLU 3.1.1 Rural Character of the East Rural Area

The County shall preserve the rural character of the East Rural Area in accordance with **Objective FLU 3.2 Preserve Rural Character In East Seminole County** and all applicable policies within this Goal.

Policy FLU 3.1.2 Rural Character of the Wekiva River Protection Area

The County shall preserve the rural character of the Wekiva River Protection Area in accordance with **Objective FLU 2.3 Preservation of the Natural Resources and Rural Character of the Wekiva River Protection Area**. Development within the Protection Area shall maintain low densities and prioritize the protection of natural resources.

Policy FLU 3.1.3 Recognition of Rural Enclaves

The County shall establish a program and provide an overlay to preserve and protect the rural character of rural enclaves within the County's urban area. The County shall continue to support rural neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions.

- A** The purpose of preserving the rural enclaves throughout the County include:
- 1 To maintain a lifestyle preference for residents currently living in designated communities.
 - 2 To slow or limit the need for expansion of urban services.
 - 3 To create a transition or buffer to existing natural conservation areas.
- B** The areas appropriate for designation as rural enclaves would meet several of the following criteria:
- 1 Large residential lots with agricultural zoning within the Urban Service Area.
 - 2 Contiguous, identifiable community.
 - 3 Majority of properties are owner-occupied.
 - 4 Majority of property owners are in favor of rural enclave designation.



- 5 Limit of public infrastructure such as paved roads or sewer access.
 - 6 Borders a conservation area.
- C** The County shall develop overlay standards for the rural enclaves to meet the stated purposes for each rural community. Different approaches may be appropriate for transitional rural enclaves that provide buffering to permanent natural conservation areas versus enclaves that are mainly driven by resident preferences which may change over time. Factors including density, design, and infrastructure impacts.

Policy FLU 3.1.4 Chuluota Nonresidential Design Standards

- A** The County shall continue to enforce design standards for nonresidential development in the Chuluota Design Area, as shown in **Exhibit FLU: Chuluota Design Area**, for the purpose of maintaining the rural character of the Chuluota Area. Nonresidential development shall mean office uses, commercial uses, and any other use that is nonresidential in character as that term may be defined in the implementing ordinance.
- B** The adopted nonresidential design standards shall apply to all properties in the Chuluota Design Area which have, at the time of the adoption of this amendment, or which are subsequently amended to have, a land use designation allowing nonresidential development. The standards may be applied to individual properties within the Chuluota Design Area by ordinance, development order or any other lawful means.

Policy FLU 3.1.5 Rural Design Standards

The Land Development Code shall continue to include design standards for new development within the rural areas of the County for the purpose of maintaining the rural character.

The County shall be encouraged to develop an overlay specifying where Rural Design Guidelines are applicable, which may include the East Rural Area, Rural Enclaves, and other transition areas. The County shall also consider coordinating with neighboring jurisdictions on opportunities to establish joint design guidelines within transition areas.

The design guidelines will provide guidance for new construction in rural areas that emphasize natural features, agrarian character, and Florida vernacular rural styles (e.g., Florida Cracker Architectural Style) pertaining to structures, landscape, and site configuration.

Policy FLU 3.1.6 Landscaping and Maintenance Standards for Rural Roadways

The County will maintain landscaping/maintenance standards for roadways in rural areas (including SR 434 and Florida Avenue) that protect the rural character of the area. These standards shall include:

- A** Access management;
- B** Trees and landscaping;
- C** Accommodation of bike/pedestrian movement with the use of trails where possible, rather than sidewalks;
- D** Speed limits, signage, markings, and other operational devices;



- E Drainage;
- F Maintenance; and
- G Utilities.

Policy FLU 3.1.7 Rural Lighting Standards

In order to preserve the rural character and public values of the Rural Boundary, Seminole County shall plan to adopt Dark-sky friendly, rural lighting standards within the Land Development Code, in accordance with **Policy FLU 2.5.4 Dark Skies Protection**. The standards shall address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to oncoming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

Policy FLU 3.1.8 Rural Cluster Development

The County shall continue to enforce Land Development Code provisions relating to Rural Clustering designed to:

- A Preserve open space along roadway corridors;
- B Preserve open space in rural residential areas;
- C Preserve natural amenity areas;
- D Enhance the rural character of the area; and
- E Ensure that development along roadway corridors improves or protects the visual character of the corridor by encouraging the clustering of dwelling units, as long as lots are no smaller than one-half acre, in order to ensure the perpetual preservation of the undeveloped buildable land as open space.

The Rural Cluster regulations are intended to affect the location of dwelling units, not increase the density beyond what is authorized by the future land use designation, except as otherwise provisioned in this Element. The County shall reinforce the provisions of **Policy FLU 2.5.2 Cluster Development**, with the incorporation of the preservation of agricultural lands as open space.

OBJECTIVE FLU 3.2 : PRESERVE RURAL CHARACTER IN EAST SEMINOLE COUNTY

The County shall continue to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in East Seminole County within the Rural Area as defined in the Seminole County Charter, referred to herein on occasion as the "East Rural Area", (as shown in **Exhibit FLU: Rural Area Legal Description and Exhibit FLU: Rural Boundary Map**) and thereby ensure the rural lifestyle is available to future residents.

Policy FLU 3.2.1 Recognition of East Rural Area

The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal Description for Rural Areas" and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the



FLU Exhibit of this Plan. "East Rural Area" for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description.

The County shall continue to enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.

Policy FLU 3.2.2 Protection of Natural Resources

The County shall:

- A** Protect wetland and floodprone areas in the East Rural Area consistent with the provisions of the Future Land Use and Conservation Elements of this Plan and through the potential purchase of properties with funds deriving from the Natural Lands Program authorized by voter referendum in 1990 and 2000.
- B** Periodically re-evaluate the effectiveness of the County Arbor Ordinance, referenced by **Policy FLU 2.5.3 Vegetative Resources, Tree Canopy, and Urban Forestry**.
- C** Protect groundwater systems in the East Rural Area as depicted in *Exhibit FLU: Resource Protection Areas*, including, but not limited to, the "Geneva Freshwater Lens" by:
 - 1 Continuing to permit only large lot residential development in the East Rural Area to minimize water consumption and maximize aquifer recharge due to small impervious surface areas;
 - 2 Relying on a system of small individual residential wells for the provision of potable water that disperses the potentially adverse effects of groundwater drawdown associated with excessive pumping of the aquifer;
 - 3 Relying on properly installed and periodically inspected septic tanks on large lots that return water to the aquifer to be the primary system of wastewater disposal; and
 - 4 Relying on stormwater management systems designed as required by the Rural Subdivision standards enacted in accordance with the provisions of this Plan to maximize recharge of stormwater into the aquifer.
- D** Protect the Econlockhatchee River in East Seminole County by:
 - 1 Regulating development within the River basin in accordance with **Policy FLU 2.2.5 Wekiva and Econlockhatchee River Protection** and **Policy FLU 2.2.6 Econlockhatchee River Basin Protection**;
 - 2 Continuing to regulate development adjacent to the Econlockhatchee River in accordance with the Econlockhatchee River Protection



Overlay Standards Classification, which implements **Policy FLU 2.2.6 Econlockhatchee River Basin Protection**;

- 3 Purchasing properties, when appropriate, with funds from the Natural Lands Program and other Federal, State, and regional programs; and
- 4 Enforcing provisions in the Land Development Code regarding additional bridge crossings of the Econlockhatchee River.

E Protect the St. Johns River by:

- 1 Continuing to enforce the Environmentally Sensitive Lands Overlay (see **Policy FLU 2.2.2 Wetlands Protection**); and
- 2 Purchasing properties, when appropriate, with funds from the Natural Lands program and other Federal, State and regional programs.

Policy FLU 3.2.3 Rural Roadway System Level of Service Standards

The County has adopted rural roadway level of service standards. The major and minor roadway system in the East Rural Area currently consists of two lane facilities. County Road 419 west of Snowhill Road (formerly Chuluota Bypass) is the only segment programmed for a four lane improvement. The other roads are not expected to require, nor are they planned to receive, capacity improvements over the 20 year planning period. The County shall discourage additional roadway capacity expansions and proceed to regulate these facilities consistent with the East Seminole County Scenic Corridor Overlay District requirements.

Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County

The County shall continue to enforce Land Development Code provisions relating to the East Seminole County Scenic Corridor Overlay District Ordinance for major roads in East Seminole County in order to regulate land development along major roadways to improve or protect the rural character of the area.

For major roadways, the overlay corridor classification shall extend 200 feet on each side of the road right-of-way which will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.

For minor roadways, the overlay corridor district will extend to a point between 50-100 feet on each side of the road right-of-way which will generally correspond to the building, parking and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.

The overlay district shall regulate land development along the roadway system in the East Rural Area by, at a minimum, establishing standards for:

- A** Land use types and frequencies;
- B** Preservation, removal/replanting of existing canopy trees;
- C** Planting of new canopy trees;



- D** Landscaping requirements;
- E** Clearing setbacks and restrictions;
- F** Building character, setbacks, locations, and height restrictions;
- G** Location of parking;
- H** Location of equipment storage;
- I** Walls, fences, entrance features and similar structures;
- J** Location and design of retention ponds;
- K** Access management;
- L** Number of travel lanes;
- M** Number and location of traffic signals;
- N** Absence or presence of overhead powerlines or their presence on only one side of the street with lateral crossings underground;
- O** Location and design of signage;
- P** Location and design of street lights; and
- Q** Easements, deed restrictions and other instruments required to perpetually preserve the undeveloped portion of the roadway corridor.

For the purposes of this policy the term "major roadway system" means County Road 419, State Road 46, County Road 426, and Snowhill Road, to the extent that they are located in East Seminole County.

For the purposes of this policy the term "minor roadway system" means Florida Avenue, Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, Snowhill Road (formerly Chuluota Bypass), Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road, south of State Road 46, Osceola Road, and Mullet Lake Park Road.

Policy FLU 3.2.5 Use of Design Standards for Roadways Serving East Rural Area Neighborhoods (Rural "Complete Streets")

The County shall protect the character of the East Rural Area through the use of design standards that require public facilities serving the East Rural Area, including roadways intended as "Complete Streets" in the East Rural Area, to be designed in a context sensitive manner to ensure protection of the character of the East Rural Area.

Policy FLU 3.2.6 Prohibit Future Connection of Florida Avenue with Stone Street

To preserve the East Rural Area of Seminole County and maintain the rural character of entrance roadways into the East Rural Area, any future connection of Florida Avenue with Stone Street shall be prohibited.

Policy FLU 3.2.7 Facilities Improvements Consistent with the Rural Character

Improvements to public facilities shall be accomplished whenever possible in a manner to preserve or enhance the rural character of East Seminole County. This criteria shall apply the level of service standards, location, design standards, materials, and any other items impacting the final result.

**Policy FLU 3.2.8 Methods of Providing Potable Water Outside of the Urban Service Area (as defined in the Introduction Element)**

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants outside the urban service area;
- B** Encourage private central systems that exist as of the adopting date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage the expansion of service areas; and
- C** Require that new development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if it is demonstrated by the proponents of the system expansion, or by the State Department of Health or other public health entity, that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated, but a future land use change shall not occur.

Policy FLU 3.2.9 Methods of Providing Sanitary Sewer Outside of the Urban Service Area (as defined in the Introduction Element)

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater outside the urban services area;
- B** Encourage private central systems that exist as of the effective date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage the expansion of service areas;
- C** Require that new development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if it is demonstrated by the proponents of the system expansion, or by the State Department of Health or other public health entity, that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated, but a future land use change shall not occur.

Policy FLU 3.2.10 Methods of Managing Stormwater

Consistent with the provision of services and facilities within the East Rural Area, the County shall:

- A** Regulate stormwater management consistent with Countywide regulations with the objective of maximizing aquifer recharge, minimizing flooding and protecting wetland systems; and
- B** Continue to use Municipal Service Benefit Units to fund drainage improvements when appropriate.



Policy FLU 3.2.11 Methods of Collecting and Disposing of Solid Wastes

Consistent with the provision of services and facilities within the East Rural Area, the County shall continue to use the solid and hazardous waste collection and disposal systems provided throughout the County to serve the East Rural Area.

Policy FLU 3.2.12 Code Enforcement and Implementation

A General - The County shall:

- 1 Continue to enforce Rural Subdivision Standards, as necessary, designed to meet the unique needs of the East Rural Area;
- 2 Continue to provide inspection and code enforcement services in the East Rural Area; and
- 3 Continue to pursue a Joint Planning Agreement with the City of Winter Springs for the purpose of achieving **Objective FLU 3.2 Preserve Rural Lifestyles in Seminole County.**

B Existing Conditions

It is the intent of the County to guide the future development and use of the East Rural Area as depicted in **Exhibit FLU: Rural Boundary Map**. For the purposes of the lands within the East Rural Area (including Suburban Estates, Rural-3, Rural-5, and Rural-10 land use designations) structures existing as of the adoption date of the 1991 Comprehensive Plan shall be permitted to be rebuilt in the event of a natural disaster or act of God or be otherwise improved as long as the gross density of residential property or intensity of nonresidential property is not increased and/or the land use remains consistent with those regulations in effect as of the adoption date of the 1991 Comprehensive Plan. Lots and parcels of record as of the date of adoption of the 1991 Comprehensive Plan, with the exception of those with a Suburban Estates future land use designation assigned to the property, shall be allowed to be built upon even if they do not conform to the currently adopted building site area regulations, as long as all other land development regulations are met and the lot was legally created prior to 1991.

The County shall provide that lots or parcels of record, platted or unplatted with a zoning of A-3, A-5 or A-10 that have been or are reduced in size by the amount of land dedicated or conveyed for public road rights-of-way, shall be considered as if there had been no such reduction in size for purposes of land use consistency and dwelling unit yield determination. Furthermore, such dedication or conveyance shall not operate to divest property owners of any rights existing under the existing provisions of Section 35.2(a) of the Land Development Code of Seminole County or any other vested property rights whenever such lots or parcels of record that qualified under Section 35.2(a) of the Land Development Code of Seminole County for subdividing prior to a Right of Way dedication or conveyance, have been or are reduced by twenty (20) percent or less in size by land dedicated or conveyed for public road rights-of-way. Such lots or parcels can be subdivided consistent with that Section provided that one lot created shall meet the minimum lot size requirement of the applicable zoning district and the other lot shall have



a buildable area equal to at least one acre located above the 100-year floodplain elevation. For example, a parcel (platted or unplatted) that was originally ten acres in size that now contains only 9.17 acres located above the 100-year floodplain elevation because, and solely because, land from the original parcel was dedicated or conveyed for a public road right-of-way, will be considered a ten acre parcel.

Lots and parcels of record assigned the Suburban Estates Future Land Use designation and which have a residential zoning classification within the Suburban Estates land use designation, shall be permitted to be developed provided that all applicable zoning regulations and land development regulations are met and the lot was legally created prior to 1991.

Parcels of record shall include all parcels of land recorded and all lots which are part of a subdivision plat, 5 Acre Resolution or Waiver to Subdivision Regulations which have received final approval or execution prior to the adoption of the 1991 Comprehensive Plan.

Parcels of record, as described herein and determined to be in fact and completely environmentally sensitive lands, shall be allowed to build a maximum of one single family residence per such parcel of record as subject to any and all other development regulations, requirements and restrictions. (*See **Future Land Use Element - Definitions of Future Land Use Designations - Conservation regarding allowed uses and special provisions of development.***)

This provision is based on the following findings:

- 1 These lots and parcels are a generally accepted development pattern by residents of the East Area of Seminole County;
- 2 The grandfathering of these certain lots and parcels will not adversely affect the overall intent and objectives of the East Rural Area Plan;
- 3 Development of lots deriving from these lots and parcels will be subject to all Land Development Code provisions and therefore will further implement the provisions of the East Rural Area Plan; and
- 4 There are expressed expectations and intent by these existing property owners to use their property in a certain manner as evidenced through their application form and action by the County to record a parcel, approve and maintain as valid a final Development Order or execute a Five-Acre Resolution.

C Family Farms

The County shall facilitate the continuation of the family farm by permitting family subdivisions. It is the intent of the Rural-10 and Rural-5 land use designations to permit the development of tracts of land for the use of family members for their primary residences. For the purpose of the Rural-10 and Rural-5 designations, property developed and/or subdivided for the use of immediate family members for their primary residence shall not be limited in density to one dwelling unit per 10 acres, but may be developed for up to three family residences on a minimum of 10 acres notwithstanding the density pursuant to the clustering provisions established in this Plan. Immediate family is defined as



persons related by blood, marriage, or adoption, such as parents, spouses, siblings and children. Those provisions shall not be construed to permit land to be subdivided in a lot size smaller than one acre.

OBJECTIVE FLU 3.3 PRESERVE EXISTING RURAL NEIGHBORHOODS

To protect the existing rural character in established, existing, large-lot residential neighborhoods within the specified East Rural Boundary and rural neighborhoods within the urban area of Seminole County.

Policy FLU 3.3.1 Protection of Character of East Rural Area Neighborhoods

- A** The County shall seek partnerships and grant assistance in order to support the citizens of Geneva to provide infrastructure improvements that support and reinforce the historic character of the area.
- B** The County shall protect the character of the East Rural Area through the use of performance standards that require that public facilities serving the East Rural Area, including roadways, shall be designed in a context sensitive manner to ensure protection of the character of the East Rural Area.
- C** Development in the East Rural Area shall be guided by performance standards in the Land Development Code that limit densities in accordance with the Future Land Use designation; preserve natural and agrarian areas; allow limited commercial uses in village settings or as roadside stands on bona fide agricultural properties; provide use restrictions and tree protection standards; limit the extension of urban infrastructure; provide opportunities for nature-based recreation and protect the Geneva Freshwater Lens, watersheds, wetlands and sensitive upland systems.

Policy FLU 3.3.2 Rural Residential Cluster Subdivision Standards

Consistent with ***Policy 3.1.8– Rural Cluster Development***, lots within proposed Rural Cluster Subdivisions shall be arranged in a contiguous pattern and shall minimize disturbance to natural resources and environmentally sensitive areas. Individual lots shall not be platted into required open space. Open space shall be continuous and shall contain any environmentally sensitive features of local or regional significance. Road lengths within a Rural Cluster shall be minimized. Pedestrian circulation shall be provided via trails and paths that provide access between the open space features and the homes. Horse stables for personal use shall be permitted within Rural Cluster Subdivisions.

The Rural Cluster land use designation recognizes historically rural settlements and subdivisions. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies for Rural Clusters shall focus on preserving rural character, ensuring compatibility with the surrounding Rural/Agriculture areas, and protecting the historic and natural resources which make these communities unique.



The design principles for rural neighborhoods are:

A Open Space Standards

- 1 Maintain open vistas and protect integrity of rural character roadways.
- 2 Minimum fifty (50) percent Open Space requirement.
- 3 Criteria to form open space that will ensure the creation or addition to a network of open spaces connected to regional open space.
- 4 Private maintenance of open space.

B Residential Development Standards

- 1 Lots shall be arranged in a contiguous pattern and shall minimize disturbance to natural features.
- 2 The rural appearance of land shall be protected and preserved as rural when viewed from public roads and abutting properties. The amount of road length required to serve a subdivision shall be minimized.
- 3 Individual lots shall not be platted into the required open space.
- 4 Environmentally sensitive lands and bona fide agricultural uses may be preserved and integrated into the connected open space network.
- 5 Rural roadway levels of service shall apply; within rural neighborhoods, trails may also be permitted in lieu of paved roadways.

Rural Cluster Subdivisions as noted in **Policy FLU 3.3.3 Rural Residential Cluster Subdivision Standards** may be permitted in order to preserve open space assets, but densities shall remain consistent with designated future land use classifications.

Policy FLU 3.3.3 Mobile Homes

The County shall continue to provide opportunities for mobile homes through the following actions:

- A** Continuing to allow existing mobile homes as permitted uses where previously permitted and allow as permitted uses in the zoning classifications permissible on lands with the Future Land Use designations of Rural-3, Rural-5, and Rural-10, as shown on **Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications**. Manufactured housing and mobile homes shall be allowable consistent with the description of allowable uses for Rural-3, Rural-5, and Rural-10 contained in the section of the Future Land Use Element of the Seminole County Comprehensive Plan entitled "Definitions of Future Land Use Designations and Overlays";
- B** Continuing to allow minimum parcel size for manufactured housing developments to promote affordable housing; and
- C** Continue to enforce Land Development Code provisions for locating manufactured housing/mobile homes, including standards for access, compatibility with surrounding land uses, construction standards, impact on infrastructure, and appropriate length of use.



Policy FLU 3.3.4 Myrtle Street Study Area Urban Conservation Village Development Concept

The County shall provide for creative design concepts focused on preservation of natural open spaces, sensitive lands and area character in the Myrtle Street Special Study area to:

- A** Maximize preservation of conservation areas and unique features of the site;
- B** Encourage creative design by clustering homes into “villages” surrounded by natural open spaces;
- C** Incorporate trail and pedestrian opportunities;
- D** Promote enhanced street systems resulting in reduced infrastructure and impervious surfaces;
- E** Provide for stormwater conveyance and retention that exceeds on-site requirements;
- F** Allow for the ability to add density in Sub Area - 1 as depicted in ***Exhibit FLU: Myrtle Street Urban Conservation Village Area***, up to an additional 1.0 dwelling unit per buildable acre, not to exceed a total of 2.0 dwelling units per buildable acre. To qualify for the additional density, at least fifty (50) percent of the site must be preserved as common open space exclusive of wetlands, floodplains, and other elements protected from development. Further the applicant must connect to central water and sewer, provide an enhanced stormwater volume reduction and water quality treatment system by limiting post development stormwater discharge volumes to be no greater than pre development stormwater discharge volumes and provide water quality treatment at a level fifty (50) percent greater than the current County and St. Johns River Water Management District requirement, and shall develop and implement a restoration and management plan for the preserved open space; and
- G** Applied to tracts of land with the Suburban Estates land use designation.

OBJECTIVE FLU 3.4 MAINTAIN THE ECONOMIC VIABILITY OF AGRICULTURAL PRODUCTION AND RURAL USES

Agricultural, rural, and nature-based businesses are economic generators, contribute to the County’s long-term food security, maintain open lands, and preserve rural character. The term “businesses” in this section shall be understood to include nonprofit entities engaged in relevant activities.

The County shall encourage the preservation of agriculture, rural, and nature-based uses as an economically viable long- and short-term use of land in rural areas.

Policy FLU 3.4.1 Agricultural Primacy

The County shall encourage continuation of agricultural operations in rural areas of Seminole County, particularly in the East Rural Area. Agricultural uses on lands that have an agricultural exemption from the Seminole County Property Appraiser will be considered to have “primacy” in the East Rural Area. Primacy means that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests.



Policy FLU 3.4.2 Land Development Code Provisions to Accommodate Rural Uses

The County shall continue to enforce Land Development Code provisions regarding the "Rural" series of land use designations with the institutional, public, and other support uses offered as conditional uses to the appropriate Rural zoning classification.

The Land Development Code shall continue to permit a variety of compatible rural, agricultural, and resource-based uses within the East Rural Area to ensure the continuation of businesses that maintain large, connected areas of open space or open working lands. Such uses may include farming, ranching, native plant nurseries, equestrian facilities, tree planting and preservation, and nature-based activities.

The Land Development Code shall regulate solar facilities in rural areas consistent with state statutes and requiring incorporation of wildlife-friendly practices.

Policy FLU 3.4.3 Support for Agricultural, Rural, and Nature-Based Businesses

The County shall identify opportunities to support the ongoing viability of agricultural and nature-based businesses which may include:

- Supporting the establishment of an independent rural and nature-based business council to provide a mutual support and information network;
- Conducting economic studies of agricultural and nature-based uses including business outlook and alternative revenue streams such as grants and carbon offset programs; and
- Identifying and educating rural businesses on available resources such as grant funding, technical assistance, or other existing programs.

Policy FLU 3.4.4 Agritourism

The County shall support agritourism for the purpose of increasing awareness of locally grown or raise agricultural products and providing alternative revenue sources to support the continuing viability of agricultural enterprises.

Agritourism activities should be subordinate to and supportive of ongoing agricultural use of the property or properties.

Consistent with F.S. 570.85, the Land Development Code shall continue to regulate construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public consistent with the regulations associated with the proposed use.

Policy FLU 3.4.5 Agriculture Advisory Committee

The County's Agricultural Advisory Committee will meet on an annual basis for purposes of developing recommendations to the Board of County Commissioners that support Agritourism, including opportunities for cooperation, conflict resolution, regulatory streamlining, and other incentives.



OBJECTIVE FLU 3.5 RURAL LAND USE CATEGORIES

The County has established three similar, yet very distinct, future land use designations assigned to the East Rural Area of Seminole County as depicted in ***Exhibit FLU: Future Land Use Map***.

Purpose and Intent

These three land use designations are intended to work in harmony to maintain the rural character, lifestyle and agricultural potential of the East Rural Area of Seminole County.

The creation of these land use descriptions also benefits the public by providing for an area in Seminole County in which a reduced level of investment for public facilities is required and, accordingly, less public demands and expectations relating to such facilities.

Additionally, the creation of these land use designations will assist the County in implementing its overall Plan strategies to maintain the rural character and lifestyle of certain areas in the County and promote the protection of agricultural uses and the environment.

The land use designations derive from and are primarily based upon the "1991 East Seminole County Rural Area Plan" and "1999 Seminole County Chuluota Small Area Study".

Policy FLU 3.5.1 Rural-3

- 1 The Rural-3 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per three net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: Maintain the rural character of the area by developing at a very low in-tensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;

Permit horses and other livestock on large residential lots;

Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and

Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

Uses - The Rural-3 Future Land Use Designation permits the following uses:

- a. Rural residential development at a density equal to or less than one dwelling unit per three net buildable acres or one free standing mobile/ manufactured home and accessory uses per three net buildable acres;
- b. Publicly and privately owned parks and rural recreation facilities;



- c. Civic assembly, country clubs (over 10 acres in size) and home occupations;
- d. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- e. Public elementary schools; and
- f. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.

2 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services (see **Exhibit FLU: Services and Facilities by Classification**).

3 Special Provisions

Travel trailer parks and campsites are permitted on a short-term basis (established at time of approval), and must be located in less densely populated areas having natural or man-made recreation facilities in the vicinity.

Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the development and riding trails.

Policy FLU 3.5.2 Rural-5

- 1 The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:
 - a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community;
 - b. Permit horses and other livestock on large residential lots;
 - c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
 - d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).
- 2 Uses
 - a. The Rural-5 Future Land Use Designation permits the following uses:



- b. Rural residential development at a density equal to or less than one dwelling unit per five net buildable acres or one free standing mobile/manufactured home and accessory uses per five net buildable acres;
- c. Publicly and privately owned parks and rural recreation facilities;
- d. Civic assembly, country clubs (over 10 acres in size) and home occupations;
- e. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- f. Public elementary schools; and
- g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.

3 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services (see **Exhibit FLU: Services and Facilities by Classification**).

4 Special Provisions

- a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in less densely populated areas having natural or man-made recreation facilities in the vicinity.
- b. Family subdivisions are allowed in this land use designation consistent with County policy.
- c. Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the development and riding trails.

Policy FLU 3.5.3 Rural-10

- 1 The Rural-10 Future Land Use Designation allows agricultural and attendant uses and rural residential development at densities equal to or less than one dwelling unit per 10 net buildable acres, or one dwelling unit per five net buildable acres, when utilizing the R-10 density bonus. This land use is established to accommodate the continuation of agricultural pursuits and allow residential development on large lots to:
 - a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;



- b. Permit horses and other livestock on large residential lots;
- c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
- d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

2 Uses

- a. The Rural-10 Future Land Use category permits the following uses:
 - b. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
 - c. Rural residential development at a density equal to or less than one dwelling unit per 10 net buildable acres; one dwelling unit per five buildable acres when utilizing the R-10 density bonus; or one free standing mobile/manufactured home and accessory uses per 10 net buildable acres;
 - d. Publicly and privately owned parks and rural recreation facilities;
 - e. Civic assembly, country clubs (over 10 acres in size) and home occupations;
 - f. Public elementary schools; and
 - g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, other and public structures.

3 Service and Facilities

This land use requires an adequate, rural level of service for public safety and other services.

4 Special Provisions

- a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in areas of less densely populated areas having natural or man-made recreation facilities in the vicinity.
- b. Family subdivisions are permitted in this land use category consistent with County policy.
- c. Fifty percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet), or one acre when utilizing the R-10 Density Bonus. Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the RPD development and riding trails.
- d. **Density Bonus** The overall net density of the project may be increased up to one (1) dwelling unit per five (5) net buildable



acres by utilizing the clustering provisions outlined in **Policy FLU 3.1.8 Rural Cluster Development** with the exception that lots must be sited on a minimum of one acre lots. The density bonus may be awarded based on the amount of buildable land preserved as open space. Each project would be authorized a total of two (2) dwelling units for each eight (8) buildable acres of land that would be preserved under an open space easement.

Policy FLU 3.5.4 Suburban Estates

1 Purpose and Intent

The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.

This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Further, however, uses such as golf courses will not be computed as open space for the purpose of meeting the requirements of the Land Development Code.

2 Uses

- a. Single family residences on a minimum of one acre;
- b. General rural uses;
- c. Houses of worship, country clubs (over 10 acres in size) and home occupations;
- d. Public elementary schools, public middle schools and public high schools; and
- e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.

3 Services and Facilities

This land use requires an adequate level of service for public safety and may permit reduced standards for other services (see Exhibit FLU: Services and Facilities By Classification).

4 Special Provisions

None.

**Policy FLU 3.5.5 Accessory Dwelling Units**

Accessory Dwelling Units in the Rural-3, Rural-5, and Rural-10 future land use designations shall be permitted by right but shall be subject to applicable Land Development Code regulations such as building height and setbacks.



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GOAL 4: GROW WALKABLE, ACTIVE PLACES

To encourage efficient use of land and infrastructure; supply adequate, varied housing choices; and support business opportunities by creating and enhancing economically vibrant, active places that enable walking, bicycling, and public transit multimodal transportation. Promote new activity and vitality in focus areas through redevelopment and infill development to minimize the environmental impact of growth consistent with the 2008 Central Florida Regional Growth Vision (“How Shall We Grow”) and Envision Seminole 2045.

OBJECTIVE FLU 4.1 REDEVELOPMENT, REVITALIZATION AND ENHANCED WALKABILITY

The County shall direct development to major centers and corridors with access to major transportation networks, prioritizing areas with existing infrastructure or redevelopment potential and promoting infill development to enhance walkability to services, amenities, and economic opportunities.

Policy FLU 4.1.1 Identify Infill and Redevelopment Opportunities

The County shall encourage infill and redevelopment by maintaining future land use and zoning districts that enable compact, walkable land use patterns supportive of multimodal mobility and by providing incentives to promote compact walkable development in focus areas.

Compact walkable development shall be enabled through the following methods:

- A Through the Official Future Land Use Map by the designation of Mixed-Use Development land where appropriate;
- B In accordance with the performance frameworks of **Policy FLU 4.2.3 Urban Centers and Corridors Overlay**;
- C Through infill and redevelopment in Commercial Future Land Use designations in accordance with Policy FLU 5.4.11; and
- D Through the Missing Middle Alternative Standards (**Policy FLU 4.2.1 Missing Middle Development**).

In addition to the density bonuses and alternative standards described in this Element, the County shall evaluate the most effective strategies to incentivize infill and redevelopment, which could include strategic investments in infrastructure, technical assistance, grant programs, private-public partnerships, tax incentives, or the establishment of Community Redevelopment Areas. Any such development shall be consistent with **Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment**.

Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment

The Land Development Code shall include standards in support of infill, redevelopment and revitalization of focus areas including land designated for Mixed-Use Development, Commercial, existing or planned transit



corridors or station areas, and the Urban Centers and Corridors Overlay. Standards resulting from this policy will emphasize pedestrian safety and use of Crime Prevention Through Environmental Design (CPTED); principles; preserve and enhance existing large canopy trees to provide shade for walkability and beautification; support the County's multimodal mobility strategy by encouraging shared parking for complementary uses, reducing required minimum parking in areas well served by transit (as defined in **Policy FLU 4.3.4 Transit Served-Development**) and other mobility alternatives; and support a compact, walkable land use pattern by allowing reduced building setbacks and build-to lines for infill projects in areas served by transit.

A Walkable Development Performance Framework: Developments proposed in Commercial FLU meeting the standards of **Policy FLU 5.4.11 Mixed Use Development in Commercial**, developments within MXD, projects within the boundaries of Urban Centers and Corridors Overlays (as defined in **Policy FLU 4.2.3**), and Residential Development Supportive Of The Multimodal Transportation Network (as defined by **Objective FLU 4.3**) shall ensure creative design, efficient use of facilities and services and protection of established residential neighborhoods by:

- 1 Providing safe and plentiful vehicle, bicycle and pedestrian ways between and among the several uses and activities in the Mixed Development proposal itself, thus supporting the County's multimodal mobility strategy and providing for a variety of transportation choices in support of the Central Florida Regional Growth Vision;
- 2 Designing streets that provide pedestrian, bicycles and/or vehicular access to established residential neighborhoods while discouraging high speed or high volume vehicular traffic, thus ensuring distinct, attractive and safe places to live, in support of the Central Florida Regional Growth Vision;
- 3 Limiting block sizes to increase connectivity and access for people driving, walking, or bicycling, including providing bicycle and pedestrian ways where street connections are not feasible;
- 4 Planting shade trees along the road rights-of-way and following Florida-Friendly landscaping principles and plant materials throughout the Mixed Development to reduce water and fertilizer demand;
- 5 Incorporating open space and preserving significant existing natural areas to promote compatibility, foster distinct, attractive and safe places to live and create pedestrian connections between uses, in a manner consistent with the following:

Functional open space areas located within urban developments that are connected and not isolated; that contain features to support pedestrian use of a development, (such as shade trees, shaded pedestrian and bicycle paths, clearly marked pedestrian ways that are grade-separated from roadways, sculpture gardens, plazas with seating and interactive fountains); and that serve to connect structures within a mixed use, multi-use or high intensity development to each other and to mobility features that may be exterior to a development, such as sidewalks, SunRail stations, trails and transit facilities. Urban open space also includes: natural preserve areas intended primarily to



preserve environmental features that can be observed via elevated walkways but are not intended for passive or active recreational use; and open green areas containing native vegetation and serving as part of on-site stormwater retention facilities.

- a) Open space areas that serve a portion of a mixed-use or high density/high intensity development and are intended as amenities primarily for that portion of the development. Examples include features such as dog parks, green roofs/rooftop gardens; rooftop swimming pools and spas; green areas within the interior of a building (such as a plant conservatory) and passive recreational areas, outdoor eating areas and outdoor exercise areas reserved for residents and/or employees of a particular building or portion of a development.

Minimum performance frameworks for on-site recreational amenities, consistent with the definition of 'Urban Open Space', shall permit amenities contained within structures, such as fitness clubs and interior plant conservatories

Where infill or redevelopment projects with significant size constraints (limiting the size of bufferyards) are proposed adjacent to existing residential neighborhoods, special buffering performance frameworks shall be implemented, including, but not limited to the list below, which shall be contained within the Land Development Code (LDC) to ensure compatibility with surrounding uses. These performance frameworks shall provide for increased landscaping and fence or wall requirements in exchange for smaller bufferyard widths. The additional features to be applied in such situations may include:

- (a) Low intensity lighting, directed away from abutting residential properties
 - (b) Architectural features on facades facing existing residential properties resembling, or compatible with, residential uses
 - (c) Limited hours of operation
 - (d) Restrictions on doors or windows on building sides facing residential uses
 - (e) Ratio of building setback to height of not less than 1:1.
- 6 Designing parking, stormwater facilities, landscaping and open space, access and signage, to reduce costs, create a safe pedestrian environment and improve visual appearance;
- 7 Ensuring compatibility with adjacent, surrounding, and less intensive abutting land uses, in order to preserve neighborhood character, by building setbacks and building heights, and the location, type and size of buffering and landscaping, with attention to transitioning the intensity of uses adjacent to the existing neighborhood;
- 8 Infill development and redevelopment projects under this policy that are located along major arterial roadways must be planned as



pedestrian-oriented, either with requirements to build with minimal setbacks to a sidewalk or multimodal path located on the corridor. Such redevelopment and infill projects must share vehicle access from the arterial, and may not be designed to provide multiple individual vehicle accesses for each individual use;

- 9 Transitions shall be provided to establish low-density residential neighborhoods or lands with residential Future Land Use designations through height transitions and/or landscaped buffers. Mixed-use, non-residential or multi-family structures abutting neighborhoods or lands with residential future land use designations shall include design features, including height transitions, facing those residential lands that are compatible with and complementary to the residential areas. Uses that likely produce a high-level of light or noise shall be directed to areas of the property farther from existing homes or residential future land use areas;
- 10 Incorporating the principles of Crime Prevention Through Environmental Design and Low Impact Development throughout the Mixed Development proposal; and
- 11 Emphasizing a compact, walkable development pattern. Development projects subject to this policy must not be designed as sprawl or strip developments. Where pedestrian and/or bicycle connections between new and adjacent existing developments are feasible, those connections must be included in the new proposals. Where a pedestrian and/or bicycle connection is feasible between a new proposal and surrounding neighborhoods in a manner that supports and preserves the character of the existing, surrounding neighborhood, applicants for projects shall be directed to meet with surrounding property owners to explore the feasibility of such connections.

Policy FLU 4.1.4 Interconnection Through Mixed-Use Development

The County shall promote mixed-use development through interconnected development that encourages complementary uses along major corridors, within walking distance of transit service.

Policy FLU 4.1.5 Enhance Urban Transit on Major Corridors

The County shall continue to enhance transit on major urban corridors as both multimodal links between urban centers, and as desirable destinations.

OBJECTIVE FLU 4.2 PROVIDE PERFORMANCE STANDARDS FOR REDEVELOPMENT AND INFILL DEVELOPMENT IN FOCUS AREAS TO SUPPORT MULTIMODAL MOBILITY AND PREVENT URBAN SPRAWL

The County shall continue to develop and enforce planning techniques and land development regulations designed to support the Central Florida Regional Growth Vision and the Walkable Places Goal of Envision Seminole 2045 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.

Policy FLU 4.2.1 Missing Middle Development

“Missing Middle Housing” is a concept that provides greater housing choices in existing neighborhoods. These housing types are in the middle of the housing spectrum, between single-family detached homes and multi-story apartment buildings. Housing types include, but are not limited to duplexes, townhomes, multiplexes, cottage courts, and live-work units. Missing Middle housing complements the character of already existing neighborhoods, while slightly increasing density and walkability. Missing Middle housing types promote infill development opportunities in established neighborhoods, as well as within the Mixed-Use Corridors District.

- A** The County shall encourage a wider range of housing choices in and around the Centers and Corridors Overlay to increase affordability and proximity to services like transit. This includes permitting smaller units and reducing or eliminating minimum lot sizes to allow for more compact site plans with densities dictated by the underlying zoning.
- B** For new development standards include block-type street designs connected to existing commercial uses and include usable open space.
- C** Street trees are required to provide shade for more comfortable walkability.

Applicability

- A** With the exception of live-work units, Missing Middle typologies shall be permitted in exclusively residential developments in the Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) Future Land Use designations. Development criteria for these typologies shall be provided in the Land Development Code through the Missing Middle Alternative Standards. 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 4.2.3.**
- 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 4.2.2 Mixed-Use Developments (MXD) Land Use Designation

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. Should an applicant seek this land use designation, the list of potential development options is identified below. 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 a MXD development unless special circumstances apply, 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.

A Potential Development Options

- 1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development.
- 2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, 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.
- 3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies.
- 4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and



- 5 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
- F** Allowable Zonings: Zonings permitted in the Mixed Development designation are:
- 1 Public Lands and Institutions;
 - 2 Mixed Use Corridor District (MUCD);
 - 3 Missing Middle (MM);
 - 4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment;
 - 5 Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI;
 - 6 Undeveloped non-residentially zoned lots seeking new development approvals shall require rezoning to MUCD, PD, MM, or PLI; and
 - 7 Under existing zoning classification(s) as provided in **Policy FLU 4.2.3 Urban Centers and Corridors Overlay**.
- F** Densities and Intensities in General
- 1 Residential densities up to a maximum of 30 dwelling units per net buildable acre are allowed, subject to the following requirements and modifications:
 - a Minimum density shall be 10 dwelling units per acre.
 - b Density may be increased to 60 dwelling units per acre for projects for which parking is provided in a structure. Limited surface parking may be provided on-street, for ADA-accessibility, for valet, or as short-term visitor parking.
 - c Density may be increased to 60 units per acre for projects of 3 acres or less provided that the FAR of the development, including residential and non-residential components, does not exceed 1.0.
 - d A density bonus of up to 20 dwelling units per acre for the provision of housing affordable to low or very low-income households. The ratio of affordable units (by type) to bonus market-rate units shall be specified in the Land Development Code and adjusted no less than every five years based on market analysis.



- 2 The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.
- 3 Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within ***Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment*** and the Land Development Code.

Policy FLU 4.2.3 Urban Centers and Corridors Overlay

- A** Location. The Urban Centers and Corridors Overlay is shown on Exhibit FLU Urban Centers and Corridors Overlay, a graphic that illustrates the pattern of the overlay but is not parcel-based. The Overlay is consistent with the Central Florida Regional Growth Vision. This Overlay applies to unincorporated parcels in the Dense Urban Land Area within a ½-mile radius of major urban centers and the SunRail commuter rail stations, and within ¼ mile of the right-of-way of major urban transit corridors. Where an unincorporated parcel is located only partly within the Overlay, the entire property is eligible for the incentives available through this Policy.
- B** Purpose. The purpose of the Overlay is to encourage phased development, infill development, and/or redevelopment of these areas into a more compact, walkable land development pattern that allows for a balance of jobs to housing and the use of multiple modes of transportation. The Overlay is a land use strategy that enables the County to implement its multimodal mobility strategy for the urban area and is also a method of incentivizing the provision of affordable housing by the private sector. The performance framework in this Policy will determine how redevelopment may occur.

Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.

- C** Development Options. Development in the Overlay may occur only in accordance with one of the following options:
 - 1 Compliance with the underlying future land use designation and the Comprehensive Plan provisions that apply to that designation as well as the underlying zoning regulations (such as maximum residential dwelling units, allowable and permitted uses).
 - 2 Compliance with the required development standards and permitted densities and intensities described in Table 1. Achievable densities may



be limited by site conditions and compliance with other applicable policies or standards.

Table 1		
Urban Centers & Corridors	Higher Intensity FLU (3)	Lower Intensity FLU (4)
Core Overlay Area (1)	75 du/ac 1.5 FAR	35 du/ac 0.2 FAR
Remainder Area (2)	50 du/ac 1.0 FAR	20 du/ac
Required Development Standards	Rezoning to MUCD Zoning District Or compliance with Missing Middle Alternative Standards (Policy 4.2.1)	Compliance with Missing Middle Alternative Standards (Policy 4.2.1)

(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.

(3) For purposes of this program Higher Intensity FLU shall mean properties with Future Land Use designations of COM; HDR; MXD; HIPTI; IND; or PD (where density is permitted greater than 15 du/ac), can opt to rezone to meet the standards of the Mixed-Use Corridor District (MUCD) or the comply with the Missing Middle Alternative Standards.

(4) For the purposes of this program, Residential FLU shall mean properties with Future Land Use designations of MDR; LDR; or PD (where density is limited to 15 du/ac or less).

D Urban Centers and Corridors Bonus Program. Proposed developments requesting approval under MUCD standards shall be subject to evaluation during rezoning for consistency with the following criteria. Consistency with the criteria enable a development to achieve desired density and intensity increases that support the multimodal mobility strategy of the County. Developments incorporating three or more of the criteria below will be awarded a full density or intensity bonus. To stack density and intensity bonuses, structured parking must be incorporated into the master plan to accommodate the majority of the required parking, and four (4) of the criteria below must be provided.

- 1 Mixed-Use Development. Proposal creates a complementary mix of uses (commercial, governmental, educational, light industrial, office,



- and residential) that allows for a balanced jobs to housing ratio, encourages multiple modes of transportation and reduces the need for automobile travel.
- 2 Distance from transit. Proposal is transit-served consistent with **Policy FLU 4.3.4 Transit Served-Development**.
 - 3 Walkability. Proposed shaded and lighted sidewalks or walkways on both sides of internal streets that link the use or uses to the major transit corridor (and to each other, where more than one use is included in the proposal); extent to which pedestrian and bicycle links to adjacent developed areas are provided, where possible; use of “complete streets” as part of development proposal. Also include a minimum of one of the following placemaking creative design features:
 - A. street light banners
 - B. branded utility hardware
 - C. neighborhood identifying murals
 - D. roundabouts or painted intersections
 - E. colored or patterned crosswalk paving
 - F. pedestrian scaled wayfinding signage
 - 4 Redevelopment. Proposal redevelops an existing site and improves its multimodal mobility.
 - 5 Existing or proposed urban services. Proximity of proposal to existing development and existing or proposed urban services.
 - 6 Single Nonresidential Use and Jobs. If a single nonresidential use is proposed, the use shall generate a range of jobs, including higher wage jobs, and shall encourage multiple modes of transportation.
 - 7 Green Building. Sustainability The proposal promotes sustainability by using Low Impact Development Principles and BMP’s makes use of green building techniques that reduce energy consumption and decrease maintenance costs. Buildings can be certified by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), or Florida Green Building Coalition (FGBC).
 - 8 Affordable and Workforce Housing. The proposal includes more than 14 dwelling units and creates a range of housing options, including a minimum of fifteen (15) percent affordable and workforce housing, allowing for a mixed income area.
 - 9 Preservation of Natural Areas. The proposal preserves existing natural areas, especially those containing trees, or creates wooded areas., beyond the open space and preservation regulations.
 - 10 Provision of Public Facilities. The proposed development includes a needed public facility, such as a regional drainage facility, public parking garage with leasable space for pedestrian-oriented uses, police substation, transit shelters available to the public, rail station facilities, public recreational area, or public school.
- F** Site Plan Review. Development within the Urban Centers and Corridors Overlay must comply with applicable provisions of the Land Development Code and will be subject to a site plan review by the Development Review



Committee, Planning and Zoning Commission and the Board of County Commissioners. Application must include:

- 1 Boundary, topographic and tree survey.
- 2 Development Plan.
 - a Proposed uses and their general locations on the site
 - b Setbacks, building heights, landscaped areas, civic spaces and stormwater management areas
 - c Frontage types
 - d Multimodal site circulation including block perimeter calculations
 - e Access points to external roadways, sidewalks, and trails
 - f Parking lots and structures
 - g Location of dumpsters
- 3 Building elevations showing compliance with the design standards of the MUCD zoning district, if applicable.
- 4 Aerial map showing project context (500 to 1000 ft around the site)
 - a Existing residential uses in within that proximity to the site

F Coordination with other Plans and Standards

The following Districts are unique to their areas and may include specific development standards that complement the surrounding neighborhoods and uses. Some parcels within these specific areas may overlap with the Urban Centers and Corridors Overlay. These areas include Oxford Place Overlay District, High Intensity Planned Development Target Industry (HIP-TI), and High Intensity Planned Development Airport (HIP-Airport). Each area has varying development standards and intensities from the Urban Centers and Corridors Overlay and require special consideration. The following criteria should be followed for specific areas that fall under the Urban Centers and Corridors Overlay:

1. Oxford Place Future Land Use Overlay District: Projects may choose to opt-in completely to the density and intensity bonuses, and residential standards of the Urban Centers and Corridors Overlay with no further Future Land Use or zoning restrictions.
2. High Intensity Planned Development Target Industry (HIP-TI): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must adhere to HIP-TI's residential restrictions of less than 50 percent of the entire project's square footage.
3. High Intensity Planned Development Airport (HIP-Airport): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must follow the HIP-Airport restrictions of no residential uses permitted.

OBJECTIVE FLU 4.3 SUPPORT OF THE MULTIMODAL TRANSPORTATION NETWORK

The County shall support local and regional efforts to enhance the multimodal transportation network to better serve existing and planned urban development. In addition, the site



design of new developments has a substantive impact on the ability and willingness of residents, employees, and visitors to safely use multimodal transportation including walking, bicycling, and public transit. As such new development, particularly when located near transit, trails, or in central locations of the County shall be designed to enable users to safely and comfortably access the multimodal transportation network.

Policy FLU 4.3.1 Transportation Planning

In order to ensure quality of life and access for existing and new residents, new developments shall conform to the most updated Seminole County Transportation Master Plan and Trail Master Plan. Additionally, the 2045 Transportation Master Plan will implement the goals and objectives of this Plan.

Policy 4.3.2 Residential Development Supportive of The Multimodal Transportation Network

Residential infill development is crucial for supporting a multimodal transportation network because it provides density to support transit ridership and locates residents within walking and biking distance of goods and services. Proximity of housing and services at sufficient densities reduces urban sprawl. The proximity of residents to various transportation options reduces reliance on private cars, eases congestion, and lowers carbon emissions, contributing to a more sustainable and efficient transportation system. The County shall continue to support its multimodal transportation network by ensuring that residential neighborhoods adjacent to major urban transit corridors are designed to enable the safe use of multiple modes of transportation. New developments shall be designed in a last-mile multimodal framework to support safe and comfortable access mass transit.

This policy will be accomplished by:

- A** Requiring new urban residential development adjacent to major urban collector and arterial roadways that are intended as multimodal corridors to include features that allow safe circulation of the residents, such as frontage roads with limited access points to the multimodal corridor; speed management on existing and planned roadways; connectivity and route choice for bicycling which may include low speed, low-volume streets and smaller block sizes; pedestrian and transit-rider facilities, such as flashing lights at marked or elevated crosswalks; and direct connections to transit stops, commercial or civic destinations, trails, and sidewalks to support the County and regional multimodal transportation network. In addition, pedestrian safety improvements must be considered in the design of all County planned improvements to multimodal corridors located adjacent to residential neighborhoods;
- B** Encouraging the use of context sensitive planning for future transportation improvements adjacent to existing residential neighborhoods;
- C** Requiring development plans (and redevelopment projects and infill development where feasible) proposed for major urban



intersections to include pedestrian, bicycle and transit oriented features. These features are needed to ensure safe access of pedestrians to any crosswalks near the major intersections, to enable safety of bicyclists using bicycle features near the major intersections, and to enable transit riders to easily and safely access any transit stops near the major intersection;

D Discouraging high-volume through traffic on local residential roadways; and

E Connecting and expanding the existing trail network to major corridors for interconnectivity to new and existing neighborhoods.

Policy FLU 4.3.3 Enhanced Transit Service

The County shall support enhanced transit service in corridors and centers where redevelopment efforts are desired, including the unincorporated urban centers, the cities, and the major corridors within the Urban Centers and Corridors Overlay, in order to provide alternative mobility options to support: redevelopment; the Central Florida Regional Growth Vision (“How Shall We Grow?”); improved coordination of land use and transportation planning; and implementation of the County’s multimodal mobility strategy and network.

Policy FLU 4.3.4 Transit Served-Development

For the purposes of criteria dependent on high-quality transit service, “transit-served” shall refer to lands within ¼ mile of fixed route service with a minimum frequency of 15-minute headways for at least 8 hours a day, 6 days a week or lands within 1 mile of any fixed guideway transit station.

Policy FLU 4.3.5 Continue to Fund and Support Successful LYNX routes as part of the County’s Mobility Strategy

Seminole County shall continue to fund successful LYNX routes in the County and shall encourage examination of additional routes as needed.

Policy FLU 4.3.6 Coordinate with and support LYNX NeighborLink services in Seminole County

Seminole County will coordinate with and support the operation of LYNX NeighborLink, flex-services that transports passengers who call and reserve a ride at least two hours prior to departure, delivers riders to any location within the NeighborLink service area, and allows for transfers to the LYNX fixed bus routes and the Sanford SunRail station. Seminole County is supporting the NeighborLink service, as well as the connecting LYNX fixed bus routes.

Policy FLU 4.3.7 Continued Support for and Coordination with LYNX Long-Range Strategic Master Plan and Ten-Year Transit Development Plan

Seminole County shall continue to provide staff support, land use, population and job projection data, and review comments/analysis during the LYNX planning efforts, and shall coordinate the ongoing development, implementation and evaluation of the County’s multimodal mobility Strategies with LYNX and MetroPlan Orlando during the preparation and updating of the LYNX Long-range Strategic Master Plan and the Ten-Year Transit Development Plan updates. These plans will identify Functional and Enhanced Core Systems, improvements to existing core systems, such as primary corridors like US 17-92, and enhanced systems, such as improved



headways on primary corridors, SunRail access, service to new regional urban centers, identification of feeder corridors and identification of candidate bus rapid transit (BRT) corridors such as State Road 436. BRT service is intended to attract “choice” riders, (those with transportation options and resources such as cars or other forms of mobility, who choose to ride public transit).

Policy FLU 4.3.8 SunRail Support

The County shall continue to support the Florida Department of Transportation in the implementation of the SunRail system through continued financial commitment of the County’s share of this project (Exhibit CIE: Facility Program – Transportation), Multimodal Mobility Strategies that facilitate use of the rail system, provision of incentives to encourage a land use pattern supportive of SunRail, and coordination with the Mobility Strategies of the cities in which the stations are located, through measures such as identification of potential County and City code changes to foster transit-readiness and long-term passenger amenities.

A Coordination with the Cities

Seminole County shall continue to coordinate with the cities in the development of policies to include within the County and City Comprehensive Plans and land use codes regarding transit-oriented land use patterns within ½ mile of stations, mobility strategies to enable pedestrian and bicycle access of stations, and code changes to foster long term transit-readiness. Coordination efforts shall also examine possible long-term passenger amenities and possible passenger-supportive uses at rail stations.

B Long Term Efforts to Seek Public-Private Partnership for Commuter Rail Station Passenger Incentive Opportunities

Seminole County shall consider the feasibility of issuing Requests for Proposals (alone, or jointly with cities) for a private partner to construct amenities and mixed uses at the commuter rail stops.

OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS

A. Purpose and Intent

The purpose and intent of this land use designation is to 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 the 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 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 shall take effect upon the effective date of the PD future land use amendment under the provisions of the 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, multimodal connectivity, 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 the rezoning request.

B. 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 (ADU's);
- C** Nonresidential developments (office, commercial, industrial, etc.);
- D** Transit-oriented development;
- E** Public and private elementary schools, middle schools and high schools; and
- F** Attendant on-site facilities such as shared vehicular and bicycle parking facilities, public transit stops and shelters, utilities and recreation areas.



Zoning

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

- G** Future Land Use Designation Requires Rezoning: 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 Master Development Plan as provided for in the Land Development Code.

The 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. The Master Development Plan shall protect locally and regionally significant features such as, but not limited to, wetlands and floodplains by locating all 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.

- H** Minimum Open Space: A minimum of twenty- five (25) percent 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.
- I** 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.
- J** 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.
- K** Minimum Size: All planned developments must include sufficient contiguous acreage to provide all required features and support facilities, including open space, stormwater retention, and parking.
- L** 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.

- M** 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.
- N** 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.
- O** 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.
- P** 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.

OBJECTIVE FLU 4.5 HIGHER INTENSITY PLANNED DEVELOPMENT (HIP) PURPOSE

The Higher Intensity Planned Development (HIP) land use designation is designed as a multiple use category that combines an aggressive strategy to attract specific "target industry jobs," to support the 2008 Central Florida Regional Growth Vision by encouraging development and redevelopment in centers and corridors where urban services are available or planned to be available and to protect rural and preservation areas by minimizing urban sprawl.

There are four types of HIP land use designations:

- A** HIP-Transitional;
- B** HIP-Core;
- C** HIP- Target Industry; and
- D** HIP-Airport.

These land uses are specifically designed to:

- A** Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods from nonresidential areas;



- B** Discourage urban sprawl by clustering economic development activities along growth corridors;
- C** Promote the development of significant employers and target industries that will provide jobs in close proximity to the County's existing residential areas, support existing and future mass transit systems, including SunRail commuter rail, and make the most efficient use of the County's substantial investment in infrastructure and services;
- D** Promote significant employer and target business development in close proximity to the regional road network and SunRail commuter rail stations, providing high visibility and convenient access;
- E** Ensure sufficient availability of land to realize the economic development goals of the County set forth in this Plan;
- F** Provide for airport-supportive employment and higher intensity mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport; and
- G** Allow housing supportive of and ancillary to the target industries associated with each HIP type, providing residential development in close proximity to target industry employment centers, consistent with standards for each HIP type.

Policy FLU 4.5.1 Higher Intensity Planned Development (HIP) General Uses and Intensities

The Higher Intensity Planned Development (HIP) designation is designed to provide a variety of land uses, development intensities, target industry development and supportive residential uses. Allowable uses vary according to each HIP designation.

Location and Timing of Specific Uses: Criteria and standards for the location and timing of specific uses are detailed in *Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards*, *Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards*, *Policy FLU 4.5.6 Public Infrastructure in Higher Intensity Planned Development (HIP) Areas* and *Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Performance Guidelines*. The ultimate land uses within these areas are subject to economic cycles and the timing of individual property owner(s) proposals and therefore should not be specifically designated on the ***Exhibit FLU: Future Land Use Map***. Rather these areas should remain flexible in terms of future land use while ensuring that the uses developed can meet particular standards for facility capacity and land use compatibility.

- A** Development Intensities: The County shall apply the development intensities as shown in ***Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*** as a general guide to core and transitional area development. The criteria for establishing appropriate intensities includes, but are not limited to, compatibility with surrounding existing and planned uses, adequacy of existing and



programmed public services and facilities, economic development objectives, and consistency with the Plan and site characteristics.

- B** Performance Standards and Allowable Uses: The County shall apply Performance standards through the Planned Development rezoning process to implement this Policy and its requirement that HIP development will be undertaken consistent with standards that protect the character of surrounding neighborhoods while encouraging the development of employment-based uses. Such standards address, but are not limited to, the following criteria in the Higher Intensity Planned Development future land use designation: building setbacks or build-to lines, buffers, landscaping, building heights and step-backs, access, parking, lighting, signage, and hours of operation. Buffering standards will be required in Development Orders based on the intensity of the proposed new or redevelopment use versus the intensity of the existing use to be protected, and may include those detailed in the Bufferyards provisions of the Seminole County Land Development Code, or unique landscaping and buffering standards addressing specific characteristics of surrounding neighborhoods, in order to ensure compatibility with adjacent land uses.

Buffers to protect existing adjacent residential areas from parking lots, loading areas, refuse disposal facilities and similar uses will be required to achieve greater degrees of protection of those existing residential uses, except for instances where a residential use was constructed on land with a HIP land use designation after the HIP designation had been applied. Buffers must be specified in a range of opacities (the degree to which an adjoining activity can be seen), and a menu of options to achieve the degree of desired opacity must be provided. A range of residential and nonresidential uses (e.g., office, commercial, industrial) along with allowable densities and intensities are set forth within the policies, definitions, and **Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications** of this Plan. These uses and standards are intended to maximize the use of land designated for higher intensity uses, prevent urban sprawl or scattered development of higher intensity uses into adjacent low density residential areas, reduce travel demands on the County road system, satisfy a need for living diversity and choice of work environments, and support the growth principles of the Central Florida Regional Growth Vision.

Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards

A Uses

The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport (see **Exhibit FLU: HIP Target Areas**). This land use is designated along major roadways in the vicinity of the Orlando Sanford International Airport where location factors and higher land values tend to attract higher intensity development and where services and facilities are programmed to accommodate this growth. To provide



for a variety of residential and nonresidential uses, the HIP-Airport area comprises the uses specified in the Future Land Use Element "Definitions of Future Land Use Designations" Section for the Higher Intensity Planned Development-Airport land use designation.

B Residential Compatibility Guidelines

- 1 Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses.
- 2 Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations. The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with **Policy TRA 2.2.13 Purchase of Noise Impacted Land**, in order to provide additional protection. Accordingly, no new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater, according to the noise contour map shown as **Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL)**. In any new residential development within the Avigation Easement Boundary, recorded notice shall be required to inform potential purchasers of the impact of aircraft overflights. If a new residential use of any kind is requested and approved within the Avigation Easement Boundary, there shall be a rebuttable presumption that an Avigation Easement is required and that such an easement bears a rational nexus to the permitting of residential uses, and that such an easement is roughly proportionate to the impact of the development. This easement is to be recorded in the public records of Seminole County at the expense of the applicant for the residential use.
- 3 Residential land uses and residential zonings shall be prohibited if within 300 feet of the centerline of the OSIA's new runway system east to the Conservation Area adjacent to Lake Jesup.
- 4 No provision within this Section shall apply to single family residential units in existence prior to the adoption of these amendments in 2008.

C Environmentally Sensitive Lands

- 1 Transitional land use zones and buffers must occur within HIP-Airport areas adjacent to preservation lands where applicable.
- 2 The County's Natural Lands Program will continue to pursue acquisition of environmentally sensitive lands along the Lake Jesup shoreline.

D Development Phasing

- 1 Services and Facilities
 - a HIP-Airport land use requires a full range of urban services and facilities (see **Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications**).



- b Development must be timed concurrently with the extension of central water and sewer to ensure the provision of adequate public services according to adopted standards and facility plans.
- c Development must be timed concurrently with the necessary drainage facility improvements prior to urban development within the HIP- Airport Area.
- d In addition, the following provisions are required to minimize traffic congestion for area residents and through traffic and protect public safety:
 - 1) Internal access coordinated between and among individual parcels of land;
 - 2) Limited access points through cross access easements and joint use driveways;
 - 3) Dedication of necessary rights-of-way;
 - 4) Substantial private investment for the extension of water and sewer lines, intersection improvements, signalization, deficit correction, and feeder road improvements; and
 - 5) Use of pedestrian and mass transit facilities to reduce vehicle trips within interchange areas and trips along feeder routes.

E Special Services

High intensity development may require special services such as aerial fire equipment, transit facilities and effluent reuse to meet public safety needs and to offset concurrency facility capacity impacts.

Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards

A Uses

The North I-4 Corridor HIP-TI Area is comprised of all HIP-TI designated lands in the northwest area of the County (see **Exhibit FLU: Hip Target Areas**). To maintain adequate lands for target industry in close proximity to and high visibility from major interchanges, the HIP-TI area comprises:

- 1 Target businesses and industries as defined in **Exhibit FLU: Target Industry Uses**;
- 2 High density residential uses, subject to the following conditions:
 - a Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components;
 - b Residential uses that are “functionally integrated” into a project are residential uses that are supportive of the project. Residential uses that are “physically integrated” within a



project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities.

- c Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project.
- 3 Commercial uses located adjacent to the Seminole Towne Center Mall, at major roadway intersections, which are defined as collector and arterial intersections, or as an accessory use or a use supportive of the Target Industry and which is located either within a principal office structure or on-site within walking distance of the Target Industry and occupying a lesser square footage than the Target Industry;
- 4 Infill commercial uses on parcels less than one acre along major collector and arterial roads, when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development; and
- 5 Medium density residential uses and lower intensity office uses may only be located adjacent to existing subdivisions as a buffer for the existing subdivisions from future target industry development. As a condition of this use, medium density development must provide adequate areas on the development site to buffer the residential uses from future target industry development.
- 6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a ½ mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed:
 - a Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area;
 - b Automobile repair shops;
 - c Automobile sales;
 - d Distribution and terminals;
 - e Durable goods and surgical supply manufacture;
 - f General office and compatible commercial uses, including retail sales operations;
 - g Light manufacturing and compatible industrial uses;
 - h Lumberyards and machinery sales;
 - i Medical clinics;



- j Paint and body shops;
- k Publishing plants;
- l Showroom warehouses;
- m Trade shops and trade schools, including health care related trade schools;
- n Universities and colleges;
- o Warehousing;
- p Wholesale greenhouses; and
- q Other similar uses.

Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed.

B Compatibility Guidelines

Target Industries must use compatibility guidelines as identified during the Planned Development zoning approval process intended to protect existing adjacent residential communities, including but not limited to: landscaped buffer areas, placement of required open space, drainage and less intense uses nearest to residential uses, 'wedding cake' stepping back, or other creative design of structures nearest to residential uses, to effect the purpose of ensuring compatibility. Noise and light limitations to mitigate impacts on residential uses must be employed to the extent possible.

C Development Phasing

Ultimate development for the North I-4 Corridor Target Industry HIP-TI area is predicated on the facility improvements described in ***Exhibit FLU: HIP Target Areas***.

Policy FLU 4.5.4 Interstate 4 High Tech Corridor

The County shall encourage the growth of high tech industries in the HIP-Target Industry designation in keeping with efforts of economic development agencies such as Enterprise Florida and the Florida High Tech Corridor Council, which have designated the segment of Interstate 4 from Tampa to Volusia County as the "I-4 High Tech Corridor"

Policy FLU 4.5.5 Higher Intensity Planned Development (HIP) – Core and Transitional Areas Permitted Uses and Locational Standards

All other HIP Areas described in ***Exhibit FLU: HIP Target Areas*** must encourage a variety of mixed uses, provided that high intensity development must have adequate buffers and must transition building heights and incompatible uses from adjacent residential areas. Uses and locational standards for all other HIP Areas must be those as described in ***Exhibit FLU: HIP Permitted Use Guidelines***.



Policy FLU 4.5.6 Public Infrastructure in Higher Intensity Planned Development (HIP) Areas

The County shall place a high priority on directing public infrastructure improvements to HIP districts to encourage cluster development and discourage urban sprawl.

Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Development Guidelines

The County shall apply the following guidelines to all HIP development proposals:

A Open Space and Buffers

The County shall continue to evaluate each development proposal to determine the open space required during the development review process, and shall be guided by these principles and the Land Development Code:

- 1 Within HIP-TI development and HIP-Core developments, open space will consist of features such as: landscaped and lighted pedestrian connections between buildings; landscaped and lighted pedestrian connections between parking lots and structures and adjacent development, and landscaped plazas incorporating native shade trees and seating areas, which may include fountains and public art, community gardens, internal hiking and bicycling trails, or other open space features identified in the definition of "Urban Open Space" contained in the Introduction Element of the Seminole County Comprehensive Plan; and
- 2 Open space in HIP-Transition areas and areas adjacent to existing neighborhoods must be designed to provide recreation areas for residents and adequate buffers between the HIP area and adjacent neighborhoods. Buffers may be based on the requirements of the Seminole County Land Development Code bufferyard requirements, or on alternate requirements identified for an individual proposal that are needed to ensure compatibility with adjacent neighborhoods.

B Special Services

High intensity development may require special services such as aerial fire equipment, transit facilities and effluent reuse to meet public safety needs and to offset concurrency facility capacity impacts.

C Transportation and Parking

High intensity uses include both major traffic generators (e.g., higher density residential development and hotels) and attractors (e.g., industrial, office and commercial employment and shopping centers). In addition to development phasing supportive of the County's multi-modal mobility strategy and transportation safety improvements, the following guidelines will continue to be in effect in the Land Development Code and used during the review and approval of development to maintain public safety and a viable multimodal system for area residents and through traffic:



- 1 Internal access coordinated between and among individual parcels and uses;
- 2 Limited access points through cross access easements and joint use driveways;
- 3 Dedication of necessary rights-of-way, when justified upon applying the "rational nexus" and "rough proportionality" tests, and substantial private investment for multimodal mobility and safety features, including deceleration lanes, intersection improvements (including turn lanes), signalization, sidewalks, crosswalks, transit shelters and bus bays (consistent with plans of LYNX), and frontage roads when traffic impact studies and site impact analysis required by Chapter 10 of the Land Development Code for projects within the Dense Urban Land Area show that such improvements are needed for public safety and multimodal mobility management;
- 4 The development and implementation of fixed rail people mover, shuttle services or other transit systems and pedestrian and bicycle paths or other facilities as a means to ensure availability of multiple modes of safe multimodal mobility within a project;
- 5 Parking lots, and parking structures that provide for shared parking, vanpool and carpool space (as well as leasable space for retail, office and restaurant uses within parking structures), location of parking to provide safe pedestrian access to buildings and for convenient park-and-ride lots. All parking must incorporate design features based on the guidelines of Crime Prevention Through Environmental Design (CPTED) principles; and
- 6 The use of deceleration lanes, synchronized traffic signalization, pedestrian priority signalization, frontage roads and similar public safety improvements.

D Transfer of Open Space

The County shall, on a case-by-case basis, allow the transfer of open space from intensely developed HIP areas to locations within the HIP Area to increase buffers from residential neighborhoods and consider the off-site transfer of open space to help assemble Countywide conservation areas and to encourage clustering of land uses.

E Urban Features

The County shall consider the adoption of performance guidelines for landscaping, hardscape, signage, lighting, and other urban features to enhance the appearance of developments from I-4 and other major through corridors during the review and approval of development proposals.

Policy FLU 4.5.8 Regulation of Existing Uses

The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). Parcels of land currently used for agricultural purposes, and developed parcels or parcels which had site plan approval prior to December 8, 1987, will be deemed to be compatible with and further the goals, policies, provisions, densities, intensities, and land uses provided for



in this Plan. Properties zoned A-1 prior to December 8, 1987 located on land with HIP future land use designation may not be denied a single family residential building permit, provided that the property was consistent with the minimum lot size requirements of the A-1 zoning district, however; such properties must not be subdivided/platted into single family lots. The County shall not approve new A-1 zoning within the HIP land use designation.

Applicants for permits for new single family uses located on HIP properties shall be advised by the County that permitted land uses abutting the proposed single family unit may create noise or other impacts, and that the owner of the home may need to provide buffering along property lines to mitigate such impacts from future nonresidential uses that are permitted within the HIP land use designation.

The County may evaluate the need for additional methods of addressing the issue of existing A-1 zoned lots within the HIP land use designation to determine if amendments to the Land Development Code are necessary.

For parcels of land which were developed or had site plan approval prior to December 8, 1987, under a zoning district other than PD, shall be permitted to retain the existing zoning without undergoing a rezoning to PD or PLI, and shall be regarded as compatible with and furthering the goals, policies, provisions, densities, intensities, and land uses provided for in this Plan.

Development applications shall be forwarded to the appropriate staff for review and to propose conditions for infrastructure improvements (e.g., road, drainage, water and sewer plans) to adequately serve the project, and conditions for Comprehensive Plan compliance. Conditions may be imposed as part of the permit approval. Applicable Land Development Code appeal procedures are available.



OBJECTIVE FLU 4.6 SPECIFIC AREA PLANS FOR INFILL AND REDEVELOPMENT

The County shall develop, when necessary, specific area plans, to provide direction for Plan and Land Development Code updates and in the review and approval of development proposals.

Policy FLU 4.6.1 Oxford Place Future Land Use Overlay District

Purpose and Intent

The purpose and intent of this Land Use Overlay District is to guide development in the Oxford Place area to be consistent with the recommendations of the Oxford Road Redevelopment Study of 2014 and to assure that proposed development and public investment within the Oxford Place area result in mixed use redevelopment of the area, including roadways designed as Complete Streets, creation of a sense of place around a focal point, safe pedestrian and vehicular circulation to the surrounding neighborhoods and the Kewanee Trail, and multimodal transportation options. This includes a “downtown/main street” destination for that part of Oxford Road from State Road 436 south to the intersection with Fern Park Boulevard. The Overlay District is generally bounded by US 17-92 to the west, Lake of the Woods Boulevard to the south, Fern Park Boulevard to the east, and State Road 436 to the north. The Oxford Place Overlay District is shown in the Exhibits of this Element as the Oxford Place Overlay District Boundary. Property within the Overlay District Boundary shall develop in accordance with the requirements of the Overlay District found herein and within the Land Development Code.

Uses

Uses include general and medical offices, multifamily residential, and commercial such as, retail, personal services, restaurants, cinemas, grocery stores, hotels, civic uses, recreation areas, parking structures integrated into a development, veterinary clinics, day-cares, and other similar uses. These uses are intended to create a mixed use development as further defined in the Oxford Place Overlay District, found in the Land Development Code of Seminole County.

Density/Intensity and Land Use Mix

In order to create an intense urban setting, the minimum density within the Oxford Place Overlay District is 20 dwelling units per net buildable acre, and the maximum density is 50 dwelling units per net buildable acre. Nonresidential development shall be developed at no greater than a Floor Area Ratio of 1.0.

Development within the area included in the Oxford Place Future Land Use Overlay District shall include a mix of uses characteristic of a walkable “downtown/main street” where people can live, work and play, and functions as an economic and community focal point for the surrounding neighborhoods. The Overlay will be developed to accommodate an area wide composite land use mix in compliance with the maximum land use percentages found in Table 2 below. The mix of uses provided on each individual development site within the Overlay District must include a multi-family residential component and at least one nonresidential use until such



time as any of the maximum land use percentages, in Table 2 below, are achieved. Parcels one (1) acre or less legally existing as of the effective date the Oxford Place Future Land Use District may be developed as a single use.

Use	Maximum
Multifamily Residential	75%
Commercial/Services	50%
Office	25%
Overall Non-Residential (Commercial & Office Combined)	60%
All uses measured in square feet to calculate percentages.	

Zoning

Allowable zoning classifications within the Oxford Place Overlay District include the underlying zoning classifications of parcels within the Overlay District Boundary legally existing as of the effective date of the Oxford Place Future Land Use Overlay District. Properties within the Oxford Place Future Land Use Overlay Boundary shall develop in accordance with the requirements of the Overlay District found herein and within the Land Development Code but will retain their existing future land use and zoning designations. A Future Land Use Map Amendment and rezoning is not required to develop under the Oxford Place Overlay District. Where the underlying zoning does not permit residential uses, and the Future Land Use Overlay requires residential, the Future Land Use Overlay shall prevail.

Special Provisions

Auto-oriented businesses, such as gas stations and businesses with a drive through, are limited to properties with frontage on the SR 436 and US 17-92 Corridors.

Development phasing is allowed and 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.

Shared Facilities. Mixed-use developments are intended to offer advantages of integrated infrastructure that provides increased efficiencies of construction and maintenance and enhanced 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.



Development

Development in the Oxford Place area shall occur in accordance with Sections 30.1701 through 30.1714 of the Land Development Code of Seminole County.

Policy FLU 4.6.2 Orlando Sanford International Airport

The County shall ensure airport compatible land uses adjacent to the Orlando Sanford International Airport (OSIA) as follows:

- A** Allow the conversion of existing neighborhoods to airport compatible uses and minimize nonresidential impacts during the conversion process;
- B** Implement Seminole County Comprehensive Plan **Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards**;
- C** Amend the Land Development Code (LDC) to include the land uses specified in the Future Land Use Element Definitions of Future Land Use Designations section for Higher Intensity Planned Development-Airport (HIP-Airport) as land uses compatible with airport operations. Also amend the LDC to implement Seminole County Comprehensive Plan **Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards**;
- D** Require avigation easements and recorded notice of aircraft noise and overflights in accordance with Seminole County Comprehensive Plan **Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards** for redevelopment east and south of the OSIA, to advise property owners of noise exposure and overflight activity;
- E** Provide notice to the Sanford Airport Authority (SAA) of proposed County planning and zoning modifications, site plans, subdivision plans, meetings, hearings, changes to land development regulations, etc., that relate to unincorporated properties within the HIP-Airport Development Areas adjacent to OSIA;
- F** Advise property owners/developers/purchasers of property, by means of OSIA property acquisition map(s)/photo(s), that residential development, public educational facilities and/or other uses may be incompatible with OSIA expansion;
- G** Direct inquiries from property owners, the development community and general public to the SAA regarding future airport acquisitions; and
- H** Consider adoption of the Federal Aviation Administration Federal Aviation Regulations Part 150 Compatible Land Use Guidelines, as a guide for reviewing land use development activities adjacent to the OSIA.



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GOAL 5: ENHANCE EXISTING PLACES
IMPROVE AND MAINTAIN THE CHARACTER OF SEMINOLE'S EXISTING PLACES AND HISTORIC RESOURCES.

The County shall continue to improve the existing Urban and Suburban neighborhoods within unincorporated Seminole County by maintaining the character while improving interconnectivity, housing accessibility, and access to jobs, services, parks, and other amenities.

OBJECTIVE FLU 5.1 HISTORIC AND ARCHAEOLOGICAL RESOURCES

To preserve, protect, and promote the historic and archaeological resources of Seminole County, Florida, through a comprehensive and sustainable approach that enhances community awareness and ensures responsible stewardship for the benefit of current and future generations.

Key Strategies:

- A** Strengthen and update existing preservation ordinances and regulations to provide greater protection for historic and archaeological resources. Collaborate with experts to ensure the effective enforcement of these regulations.
- B** Design and implement interpretative programs that allow visitors to engage with the history and archaeology of the county.
- C** Develop safe and sustainable access to sites, integrating historical context and interactive experiences where appropriate.
- D** Support the Seminole County Museum and Historical Society.
- E** Promote research initiatives that contribute to a deeper understanding of Seminole County's history and archaeology. Encourage academic institutions, researchers, and historians to collaborate on projects that uncover new insights about the region's past.
- F** Develop guidelines for best practices for the preservation, maintenance, and adaptive reuse of historic and archaeological resources. Encourage property owners and developers to consider the significance of these resources in their projects.
- G** By implementing this comprehensive plan objective, Seminole County can achieve a harmonious balance between growth and preservation, fostering a sense of pride, identity, and connection among its residents and protecting its unique history for future generations.

Policy FLU 5.1.1 Performance Standards for Management of Archaeological Resources Located on Proposed Development Sites

Many sites with a potential 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 such sites are already in place.



Based on ***Exhibit FLU: Areas of Archaeological Potential***, which was created with a Phase I survey and 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 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 verify the presence or absence of archaeological resources.
- 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 be managed as an open space asset included and protected within site plans or subdivisions.
- D** Many development sites having archaeological potential are located within wetlands, floodprone lands, and/or the Wekiva River and Econlockhatchee River Protection Areas. Therefore, conditions of approval, where an applicant does not provide a detailed survey, shall include protection of wet and floodprone areas in compliance with applicable regulations. 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 5.1.2 Protection of Historic Resources

- A** The County shall continue to enforce Land Development Code (LDC) regulations to ensure that future land development and public improvement activities limit and mitigate disruption to or damage of sites determined to be significant historical resources. LDC provisions shall be based on the guidelines and criteria listed in this policy. Mitigation, incentives, disincentives, and long term protection guidelines for historically significant sites shall also be addressed. Applicants proposing to renovate or demolish existing structures shall be guided by these criteria.
- B** Guidelines and Criteria for Preservation and Protection of Historic Resources
 - 1 The criteria for evaluating historic resources as significant shall include, but not be limited to, the following adapted from the "Criteria for Listing" of the National Register of Historic Places:
 - 2 That the resource is listed on the National Register of Historic Places and/or the Florida Master Site File; or



- 3 That the resource be associated with events that have made a significant contribution to the broad patterns of history; or
 - 4 That the resource be associated with the lives of persons significant in the past; or
 - 5 That the resource embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (e.g., historic district); or
 - 6 That the resource has yielded, or may be likely to yield, information important in prehistory or history.
- C** Guidelines for evaluation and assessment of historical resources shall be based on but not limited to the Secretary of the Department of Interior's Guidelines for Architectural and Engineering Documentation and the Historic Preservation Compliance Review Program of the Florida Department of State, Division of Historical Resources, in particular Chapter 4, Standards for Conducting, Reporting, and Reviewing Archaeological and Historic Site Assessment Survey Activities.

OBJECTIVE FLU 5.2 RESIDENTIAL LAND USE CATEGORIES

Policy FLU 5.2.1 Low Density Residential

Purpose and Intent

The purpose and intent of this land use designation is to provide appropriate locations for 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

- A** Pedestrian, bicycle, and vehicular linkages between abutting residential areas is encouraged 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.

- B** 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.
- C** 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) 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.***

Policy FLU 5.2.2 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 next buildable acre;
- C** Conversion of existing residential units to residential professional offices;
- D** Public elementary schools, public middle schools, and public high schools; and



- 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 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses**.

Policy FLU 5.2.3 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 of 20 dwelling units per net buildable acre;
- C** Public elementary schools, public middle schools, and public high schools; and
- D** Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses.



- 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 4.1.1** 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.

OBJECTIVE FLU 5.3 NON-RESIDENTIAL USES

Policy FLU 5.3.1 Office

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of office uses and allow 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.

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.
- F** Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next 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.

Policy FLU 5.3.2 Public, Quasi-Public

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of public and quasi-public uses, transportation, communication, and utilities. Public and quasi-public uses are designated on the **Exhibit FLU: Future Land Use Map** in areas where public and quasi-public uses are established and in areas reserved for future public use. The maximum intensity permitted in this designation is 0.65 floor area ratio.

Uses

- A** Public and private recreation, education, and library facilities;
- B** Public elementary schools, public middle schools, and public high schools;



- C** Public and private cemeteries and mausoleums;
- D** Public safety facilities; and
- E** Water, sewer, telephone, electric, gas, communication, and transportation facilities.

Services and Facilities

Due to the variety of land uses in this designation, service and facility needs are determined through Land Development Code requirements.

Special Provisions

- A** As many of these uses are appropriately located in proximity to residential areas, these uses are permitted through a special exception to the existing zoning classification.
- B** Development activity, including the placing or depositing of fill within wetlands and the 100-year floodplain as identified by FEMA, shall be prohibited on lands designated as Public, Quasi-Public, except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.

Policy FLU 5.3.3 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. 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** 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 flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and 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.

Policy FLU 5.3.4 Industrial

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is 0.65 floor area ratio.

Uses

- A** Light manufacturing industry;
- B** Distribution and terminals;
- C** Automobile repair shops;
- D** Warehousing;
- E** Wholesale greenhouses;
- F** Lumberyards and machinery sales;
- G** Paint and body shops;
- H** Trade shops and schools;
- I** Medical clinics;
- J** Publishing plants;
- K** Public buildings;
- L** Stockyards;
- M** Public elementary schools, public middle schools and public high schools;



- N** Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and
- O** Adult entertainment establishments and sexually oriented businesses

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

Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.

Policy FLU 5.3.5 Recreation

Purpose and Intent

The purpose and intent of this land use is to identify locations for Countywide public or private recreational facilities, park lands and open space preservation areas. Recreational areas are designated to ensure their protection, proper development, and future public uses. The maximum intensity permitted in this designation is 0.50 floor area ratio.

Uses

Public and private recreation and open space.

Services and Facilities

Service and facility needs are determined through Land Development Code requirements.

Special Provisions

As many of these uses are appropriately located in proximity to residential areas, these uses are permitted through a special exception to the existing zoning classification.

OBJECTIVE FLU 5.4 ENHANCEMENT OF RESIDENTIAL NEIGHBORHOODS

The County shall ensure the long-term viability of residential neighborhoods, and foster distinct, attractive, and safe places to live, in support of the Central Florida Regional Growth Vision, by guiding future development, redevelopment and infill development to ensure compatibility with surrounding land uses and maintaining quality of life for residents.

Policy FLU 5.4.1 Development Standards

The County shall maintain the viability of established residential neighborhoods by continuing to implement Land Development Code provisions relating to:

- A** Development within floodprone areas;
- B** Building setbacks, heights and buffers;
- C** Roadway buffers;



- D** Landscaping;
- E** Tree preservation;
- F** Signage;
- G** On-site vehicular, bicycle, and pedestrian circulation and vehicular and bicycle parking, and off-site access to public sidewalks and public transportation, where available;
- H** Drainage and stormwater management;
- I** Fences, walls and entrance features;
- J** Maintenance and use of common open space areas; and
- K** Performance guidelines, including those of the Crime Prevention Through Environmental Design guidelines.

Policy FLU 5.4.2 Regulation of Nuisance Uses

The County shall continue to enforce Land Development Code standards relating to nuisance uses such as vehicular parking, loading zones, refuse containers, signs, lights, balconies, and storage areas to minimize impacts upon and intrusions into residential areas.

Policy FLU 5.4.3 Neighborhood Commercial Uses

The County may allow commercial uses in areas designated solely for residential uses under the following conditions:

- A** Uses do not encourage urban sprawl, are intended to serve the local area only, and are supportive of and consistent with the character of the neighborhoods they are intended to serve;
- B** If such uses are located at the intersection of collector or arterial roadways, they will not set a precedent for future strip commercialization and shall provide pedestrian and bicycle access from the neighborhoods intended to be served;
- C** Development intensity is limited to uses designed to serve the needs of the immediate neighborhoods, including:
 - 1 Daycare centers
 - 2 Convenience stores without gasoline pumps
 - 3 Delicatessen/Café
 - 4 Ice cream or coffee shop
 - 5 Barbershop or hair salon
- D** One above store or live-work unit may be permitted per nonresidential use.
- E** Development occurs in accordance with the Land Development Code performance framework, including:
 - 1 Public notification and hearings pursuant to the requirements of State Law and the Implementation Element of the Seminole County Comprehensive Plan;



- 2 Intensity limitations based on traffic impact studies;
- 3 Emphasis on pedestrian access; on-site and necessary off-site sidewalks for convenient and safe pedestrian access; automobile parking shall be provided to accommodate employees and any delivery vehicle; accommodation of bicycle parking shall be provided;
- 4 Buildings constructed (or renovated in the case of reuse of a residential structure) with facades designed to resemble residential structures similar to those in the service area; and street address shall be displayed;
- 5 Sufficient setbacks, landscaping and buffers to maximize visual compatibility seating; and
- 6 Appropriate hours of operation to minimize noise and lighting impacts.

Policy FLU 5.4.4 Transitional Land Uses in Urban Areas Not Approved for Mixed Development

The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing redevelopment of areas no longer appropriate as viable residential areas, within urban areas where mixed development is not permitted. **Exhibit FLU: Compatible Transitional Land Uses** is to be used in determining appropriate transitional uses.

Policy FLU 5.4.5 Conversion of Residential Structures

The County shall allow conversion of existing residential structures to professional office and restricted neighborhood commercial uses, as defined in the Land Development Regulations (LDC) of Seminole County, only where:

- A** The character of the area has undergone a significant change due to roadway improvements or development trends;
- B** Adequate access and parking to redeveloped parcels can be maintained; Parking minimums may be reduced if the commercial use is neighborhood commercial use, as defined in **Policy FLU 5.4.3 Neighborhood Commercial Uses**; and
- C** LDC standards for buffers can be provided to effectively maintain the viability of adjacent residential uses.

Policy FLU 5.4.6 Location of Employment Uses, including Industrial Uses

The County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.



Policy FLU 5.4.7 Determination of Compatibility in the Planned Development Zoning Classification

The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on an individual basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan in its entirety.

Policy FLU 5.4.8 Performance Guidelines for Urban Neighborhoods

Seminole County shall include standards in its Land Development Code (LDC) that will include, but will not be limited to:

A Neighborhood Performance Guidelines Features

- 1 Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes.
- 2 Residential densities consistent with the future land use designation and zoning district.
- 3 A range of housing types.
- 4 Common, linked, and usable open space for active and/or passive recreation, including interconnected walkways, bikeways, trails and greenways.
- 5 Preservation of on-site natural lands (wetland/upland habitat and environmental resources) in combination with stormwater management and common open spaces.
- 6 Neighborhood streets should allow on-street parking where public safety can be assured, and where feasible. Sidewalks or pedestrian ways shall be provided where safety can be assured, and those that are provided shall accommodate wheelchairs, curb cuts at each intersection, and marked pedestrian crosswalks identified by signage requiring vehicles to yield to pedestrians. Where existing roads do not have on-street parking, developments proposing to add on-street parking shall be supported where the design meets the standards of the ESM.
- 7 Neighborhood streets shall be designed to facilitate connections to adjacent neighborhoods and neighborhood-serving businesses, public schools and parks where public safety can be assured and in a manner that enables residents to reach these resources without the need to use major arterial roadways, and without encouraging through traffic.
- 8 Landscaped signage identifying neighborhood name at all major entrances shall be strongly encouraged as a means of ensuring identification by fire rescue personnel.

B Structure Performance Guidelines



- 1 Features that promote the pedestrian nature of the neighborhood and reduce the dominance of garages and parking lots, including, but not limited to: garage door location behind the front plane of the house; side entry garages; rear access to garages located on alleyways; shared driveways with separate garages; parking lots for multi-family developments occupying side yards and less of front street yard; pedestrian entryways separated from vehicular entrances to serve multi-family developments; inclusion of an open space feature reserved for residents in the street front yard of multifamily development; 'build to' lines for multifamily developments that enable ease of pedestrian access to any building containing a management office; inclusion of recharging station for electric and hybrid vehicles in multi-family developments; and inclusion of transit shelters in large scale multi-family developments located on transit corridors.
 - 2 Exterior house features shall include numerical address and a variety of architectural features is encouraged within a community.
- C Community Compatibility Performance Guidelines**
- 1 The County shall continue to implement and revise as necessary the Part 67, Chapter 30, Landscape, Screening and Buffering of the Land Development Code (LDC) adopted in 2012, which includes performance guidelines to ensure compatibility between existing and proposed development through the use of buffers and other methods. These guidelines shall be implemented through the development review process, including site plans and subdivisions.
 - 2 The County's compatibility performance guidelines provide an opacity rating that must be achieved between adjoining land uses that differ in density, or where mixed uses or moderate to high intensity nonresidential use will adjoin low and moderate density residential uses, but provide a variety of site design options to achieve this requirement. The use of variable vegetated buffer width, fencing, decorative walls, and landscape planting density enables a developer to identify the compatibility options that best conform to the proposed development while ensuring a positive impact on surrounding land uses. Buffer standards also support the principles of Crime Prevention Through Environmental Design (CPTED) to allow unobstructed views of vulnerable doors and windows from the street and other properties and avoid blind spots and hiding spaces.

Policy FLU 5.4.9 Accessory Dwelling Units (Generally)

- A** Accessory dwelling units (ADUs) shall be limited to one (1) per single family home, on lots having a minimum width of 50 feet and minimum lot area of 5,000 square feet. ADUs shall be associated with single family detached units only.
- B** ADUs in Agriculture (A-1), Country Homes (RC-1), and Single Family zoning districts, as well as Planned Developments permitting single family development, shall be administratively approved by the Planning & Development Division Manager, subject to specific performance criteria which shall be adopted into the Land Development Code. These



may include, but are not limited to, neighborhood compatibility, adequate lot size, and off-street parking.

- C ADUs shall not be permitted in association with nonconforming residential development in the Industrial, Commercial, and Office future land use designations.

Policy FLU 5.4.10 Renewal and Rehabilitation of Older Neighborhoods

The County shall continue to offer the programs available through the Municipal Services Benefit Unit (MSBU) to older unincorporated neighborhoods developed prior to existing policies and regulations. The MSBU program administers special (non-ad valorem) assessments for local improvements requested by property owners within identified MSBU districts. Community improvements financed via the MSBU program include residential street lighting, aquatic weed control, lake restoration, road paving, drainage projects, and water/sewer line extension.

Policy FLU 5.4.11 Mixed Use Development in Commercial

- A The County shall allow properties designated as Commercial on the **Exhibit FLU: Future Land Use Map** to be developed as mixed residential/commercial use, up to 30 du/acre, subject to compliance with the policies and standards for **FLU 4.2.2 Mixed Use Development** and 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 49 percent of total floor area and any subdivision of residential lots shall be limited 20 percent of the net buildable area of the site. 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
 - 2 Missing Middle dwelling unit typologies, including live-work units; and
 - 3 Above-store apartments.
- B Proposed mixed-use developments are subject to compliance with the Missing Middle Alternative Standards or rezoning to Mixed-Use Corridor Development. Applications are subject to the Mixed Development Performance Framework from **Policy FLU 4.2.2**.
- C Detached single-family homes are not permitted to be constructed as part of the new residential component.

OBJECTIVE FLU 5.5 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The CDBG Program is a formula-based, entitlement grant provided by the United States Department of Housing and Urban Development (HUD). The primary purpose of the CDBG program is to develop viable urban communities and provide services to principally low-income citizens and their neighborhoods. The County shall continue to manage the CDBG program and other similar funding sources in target areas for affordable housing residential



redevelopment, rehabilitation, and renewal. Future development through the CDBG Program should be consistent with ***Policy FLU 7.3.2 Promote Economic Development in Target Areas through Urban Infill and Redevelopment.***

Policy FLU 5.5.1 Redevelopment and Revitalization of Low-Income Neighborhoods

The County shall continue to administer Community Development Block Grant (CDBG) funded programs for target areas (geographic areas within which a minimum of 51% of the households earn incomes that do not exceed 80% of the area median income). Programs shall be shaped by input received from residents of the target areas, including the desires of residents to renovate and revitalize existing housing, remain in neighborhoods and 'age in place', and will provide specific infrastructure, housing, community service, and financing options to stabilize and revitalize target areas.

Policy FLU 5.5.2 Development Standards for Community Development Block Grant Eligible Target Areas

The Land Development Code (LDC) will be amended as needed to support redevelopment and revitalization of Community Development Block Grant eligible Target Areas. Revisions resulting from this policy will provide standards to enable revitalization of existing neighborhoods and encourage the use of CDBG funds to rehabilitate substandard units and vacant parcels; support the County's multimodal mobility strategy; and support a compact, walkable land use pattern by allowing reduced building setbacks and build-to lines for infill projects.

When applicable, the Code shall:

- A** Adopt land development code provisions for on-site parking lot landscaping, parking standards, and building setbacks that: encourages preservation of existing large canopy trees; emphasizes pedestrian safety and use of Crime Prevention Through Environmental Design (CPTED) principles; allows reduced minimum parking standards where site plans include on-site transit shelters, or cases in which conditions of approval include such features as van or car pools, and/or staggered peak work hours for multiple uses to facilitate shared employee parking; or improves access to any nearby off-site transit stops or SunRail commuter rail stations; and
- B** The County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.

Policy FLU 5.5.3 Neighborhood Redevelopment Plans

The County shall continue implementing Community Development Block Grant funded revitalization plans prepared for community development target areas. These plans may specify changes to land use and/or zoning, and may identify improvements to infrastructure, housing, community service, and financing options to stabilize and revitalize target areas.



Policy FLU 5.5.4 Special Land Use Considerations

The County's Development Services Department shall continue to coordinate with the Seminole County Community Services Department to identify and recommend land use and Land Development Code amendments to help meet the special needs of physically challenged residents of all ages, as well as the transportation and housing related needs of lower income residents in the County.

Through this coordination effort, the County shall identify properties within lower income neighborhoods eligible for Community Development Block Grant funding (Low/Moderate Target Areas) where lots or parcels of record, platted or unplatted, have been reduced in size by the dedication or conveyance of land for public road rights-of-way. The County shall consider such lots or parcels of record as if there had been no reduction in size for purposes of minimum zoning requirements relating to lot size and lot width, provided that the reduction shall not exceed 15% of the lot area prior to the dedication or conveyance of right-of-way or the remainder of the lot area shall not be less than 4,000 square feet.

In addition, these identified lots or parcels of record, platted or unplatted, in Low/Moderate Targeted Areas shall require no application for setback variances to accommodate said renovation or replacement of dwellings. However, in no case shall the front yard setback be less than 20 feet, side yard setback be less than 5 feet and the rear yard setback be less than 10 feet, and a minimum of ten feet must be maintained between all structures on adjoining lots.

OBJECTIVE FLU 5.6 AFFORDABLE AND WORKFORCE HOUSING

The County will continue to evaluate potential Comprehensive Plan and Land Development Code amendments, such as the recommendations from the Affordable Housing Advisory Committee issued in 2015 and the findings of the SunRail area studies funded by a Sustainable Communities Regional Planning grant from the US Department of Housing and Urban Development, regarding provisions designed to encourage a range of obtainable, affordable and workforce housing opportunities and choices.

Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses

In addition, the County shall continue to enforce the Alternative Density Option (Part 73 of Chapter 30 of the Land Development Code of Seminole County), and R-AH Zoning District (Part 16 of Chapter 30 of the Land Development Code of Seminole County) provisions. Density bonuses may include:

- A** Allowing development of up to seven dwelling units per net buildable acre within the Low Density Residential Future Land Use designation, up to 12 dwelling units per net buildable acre within the Medium Density Residential Future Land Use designation, and up to 22 dwelling units per net buildable acre on sites with High Density Residential Future Land Use designation. Increases in density within the Mixed Development Future Land Use designation shall be considered consistent with **Policy FLU 4.2.2**. Increases shall be considered consistent with **Policy FLU 4.2.3** for the Urban Centers and Corridors Overlay.



- B** Providing density incentives on a sliding scale based upon the percent of units priced for low and very low income households provided on the development site;
- C** Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks or build-to lines, zero-lot line as well as clustered developments;
- D** Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks, zero-lot line, duplex, triplex, quad-plex and low rise (two-story) apartments, as well as clustered developments;
- E** Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks, low rise, midrise and high-rise developments for residential developments with a percentage of affordable housing within the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay;
- F** Providing standards to ensure the integration of conventional market rate units and affordable and workforce units to prevent an undue concentration of lower income units within a development site;
- G** Ensuring that units intended to be affordable are not distinguishable from the market rate units;
- H** Requiring compatibility of the development with surrounding residential uses;
- I** Requiring a binding agreement to ensure that the percentage of units intended to meet the housing needs of the low and very low income buyers and renters are delivered and remain available to qualified households when units change occupancy; and
- J** Enabling centrally located child day care, community center, small scale (neighborhood scale) business, tutoring and office uses as accessory uses to the development when intended to serve the needs of the occupants of a development containing affordable and/or workforce housing units within Moderate Density Residential; allowing these centrally located uses as permitted uses for developments with affordable units within the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay.

Policy FLU 5.6.2 Travel Trailer Parks and Campsites

The County shall continue to allow existing sites identified as of September 11, 1991, to continue to be “grandfathered” uses under the provisions of the RM-3 zoning classification within the Suburban Estates land use designation. The RM-3 Travel Trailer Parks and Campsites zoning district shall continue to exist as a grandfathered zoning district, in view of property rights accorded to such sites that were legally approved under prior County land development regulations. However, existing sites cannot expand or increase their legal nonconformity in any way, and new RM-3 sites cannot be created. However, if such sites are undeveloped or the uses are abandoned (including as a result of natural disasters or similar occurrences or events) for a period of 180 days then such sites shall be assigned a new land use designation and rezoned to be consistent with that land use designation.



Policy FLU 5.6.3 Optional Nonresidential Intensity Bonuses Associated with Workforce Housing

The Future Land Use Designation of Mixed Development, pursuant to **Policy FLU 4.2.2 Mixed-Use Developments**, and the Zoning Districts that implement this Future Land Use, will permit a commercial intensity bonus [measured in units of floor area ratio (FAR)] as an incentive for including workforce housing units as a part of a MXD or Planned Development. The maximum allowable bonus shall be an FAR of 0.20. This intensity bonus is intended to provide an incentive to developers to provide workforce housing in locations identified as desirable and advantageous to Seminole County, proximate to jobs, to enable the County to both ensure a range of obtainable housing opportunities and choices in support of the Central Florida Regional Growth Vision and a land use pattern that supports the County's multi-modal mobility strategy by encouraging a mix of uses.

Policy FLU 5.6.4 Workforce Housing in Economic Development Target Areas

New housing developments located within any of the economic target areas (areas eligible for Community Development Block Grant funds) shall provide a minimum quantity of housing with prices or rents obtainable by households earning the average wage within the subject Economic Development Target Area, consistent with **Policy FLU 7.3.2 Promote Economic Development in Target Areas through Urban Infill and Redevelopment**. Exceptions shall be granted in cases where applicants demonstrate that either workforce housing exists within close proximity, or insufficient market support exists for workforce housing within the subject target area.

OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS

The County shall reduce uses that are inconsistent with community character, future land uses and service and facility plans through a systematic program to reduce nonconforming uses, eliminate nonconforming zonings and resolve issues related to antiquated plats. Antiquated plats refer to a subdivision of land that does not comply with current zoning district and/pr subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads or drainage facilities.

Policy FLU 5.7.1 Nonconforming Uses, Nonconforming Zonings, and Conflicting Zonings

The County shall reduce nonconforming uses and zonings and eliminate conflicting zonings by means of procedures set forth in the Implementation Element of this Plan.

Policy FLU 5.7.2 Antiquated Vacant Plats

The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:

- A** Requiring the combining of abutting lots with unity of ownership, where such lots are nonconforming by reason of width, depth or area; and



B Allowing for replatting and vacating and abandonment procedures.

Policy FLU 5.7.3 Antiquated Developed Plats

The County shall address antiquated developed plats on a case-by-case basis, guided by *Objective FLU 7.1 Protection from Unreasonable Land Development* and its associated policies (“Protection of Private Property Rights”), as well as *Policy FLU 4.1.2* (flexibility of setbacks and parking on infill lots), *Policy FLU 5.4.5 Conversion of Residential Structures*, and the buffering and compatibility provisions of the Land Development Code.



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GOAL 6: COORDINATION OF INVESTMENTS
INVESTING IN THE FUTURE OF THE COUNTY THROUGH THE IMPROVEMENT OF
INFRASTRUCTURE, FACILITIES, AND SERVICES.

The County shall prioritize and coordinate investments in infrastructure through coordinated processes to support growth and development in a manner which meets the needs of the County while enhancing environmental health and human well-being.

OBJECTIVE FLU 6.1 PUBLIC FACILITIES AND SERVICES

The County shall require that all development be consistent with the approved Capital Improvements Element or facility and service plans to discourage urban sprawl, meet adopted level of service standards, and minimize attendant public costs through the implementation of the following policies:

Policy FLU 6.1.1 Development Orders, Permits and Agreements

The County shall ensure that all development orders, permits and agreements are consistent with the adopted level of service standards and provisions of the Capital Improvements Element and the appropriate facility element as well as all other provisions of this Plan.

Policy FLU 6.1.2 Concurrency Requirements

The County shall ensure that all development orders, permits and agreements are subject to the adopted Concurrency Management System standards and provisions as required (mobility strategies shall apply within the Dense Urban Land Area/Transportation Concurrency Exception Area; see **Exhibit TRA: Transportation Strategy Areas (TSA)**). The County will ensure the availability of both public facility capacity and water supply capacity sufficient to serve development at the adopted level of service consistent with the Implementation Element of this Plan. The Proportionate Fair-Share program, as provided by State Law, shall be included as a method of ensuring the availability of service capacity.

The County shall ensure that all development orders, permits, and agreements are subject to the adopted Concurrency Management System standards and provisions and that potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available.

Policy FLU 6.1.3 Infrastructure, Phasing, and Proportionate Fair-Share Program

The County shall require one of the following for new developments:

- A** That a proposed development provides needed services and facilities;
- B** That the project phase the development as a condition of approval to ensure availability of service through long-range adopted service and facility plans and the Capital Improvements Program; or
- C** That the developer enters an agreement to provide the Proportionate Fair Share of the improvement already programmed for the adopted levels of service to be maintained outside of the Transportation Concurrency



Exception Area (TCEA), and the fair share of any necessary mobility strategy features are addressed within the TCEA.

Policy FLU 6.1.4 Priority for Water and Sewer Service

The County shall evaluate the impact on delivering adequate service to residents within the established service area prior to the expansion of a potable water or sewer service area outside the adopted service area boundaries. The County will not expand a service area if the adopted level of service cannot be maintained.

Policy FLU 6.1.5 Private Investment for Otherwise Approvable Projects

On a case-by-case basis, where a development project could otherwise be approved by the County except for a facility or service needed only to serve that development and which is not included in the County Capital or Operating Budget, the County shall consider agreements with developers that would require private investment in those infrastructure improvements (e.g., feeder roads, aerial fire apparatus, right-of-way, signalization, access improvements, transit facilities, stormwater quality or quantity facilities, etc.) where the improvements are needed to accommodate that particular development and to minimize attendant public costs associated with that development.

Policy FLU 6.1.6 Concurrency Management

The Concurrency Management process shall be implemented consistent with the policies of the Implementation Element.

Policy FLU 6.1.7 Orlando Sanford International Airport

Development of industrial land use adjacent to the Orlando Sanford International Airport must be timed to ensure that the use initiates operations concurrently with the availability of facility capacity for provision of adequate public services according to adopted standards and facility plans.

OBJECTIVE FLU 6.2 INTERGOVERNMENTAL COORDINATION

The County shall continue to coordinate with the cities within Seminole County, adjacent cities beyond the County border, adjacent counties, and other agencies to facilitate consistent facility and land use plans, provide cost-effective services, maintain compatible land uses, support the 2008 Central Florida Regional Growth Vision, and ensure coordination of resource planning and management plans. The County shall coordinate with responsible local, regional, and State authorities and private utility companies, in the establishment of level of service standards for public facilities. Upon adoption of the County and adjacent governments' comprehensive plans, the County shall initiate further coordination efforts to ensure consistency with adopted level of service standards and coordinated multimodal mobility strategies.

Policy FLU 6.2.1 Joint Planning Agreements

The County shall pursue adoption of joint planning agreements (JPAs) with each County municipality. JPAs shall address, at a minimum, future land use compatibility. JPAs may also address annexations, provision of services and facilities and, for cities abutting the East Rural Area of Seminole County, land use compatibility with the East Rural Area of Seminole County. JPAs shall also include agreement on future densities and intensities of properties



that may be annexed, a procedure for resolution of any future conflicts and/or disputes, and standards for cut through traffic. The County shall host interjurisdictional planning summits as necessary.

Policy FLU 6.2.2 Future Service Areas

The County shall provide the most cost-effective services to future development by establishing future service area boundaries and using interlocal agreements for water, sewer, drainage, fire protection, and other public facilities.

Policy FLU 6.2.3 School Sites

The County shall continue coordination and interaction with the School District regarding the location of future school sites, in the acquisition of sites during the development approval process and as to all related matters. The County shall encourage the location of public schools proximate to urban residential areas concurrent with development and the provision of concurrency public facilities, and concurrency public facilities are budgeted for in the appropriate Capital Improvements Plan. At a minimum, public school sites shall be located based on the following criteria:

- A** Public school sites shall be located within the County's urban area or be compatible with compact urban growth patterns; provided, however, that elementary schools, by nature of their service characteristics, are compatible in rural areas but only when located proximate to established residential communities;
- B** Public school sites shall be served by adequate concurrency public facilities;
- C** Public school sites shall be compatible with environmental protection, based on the soils, topography, and other natural resources on site; and
- D** An assessment of critical transportation issues, including safety features and coordination of mobility strategies, such as pedestrian facilities, access to transit, and safe bicycle access or bikeways, shall be made for proposed school sites prior to any development to ensure the safe and efficient transport of students.
- E** In compliance with the updated Interlocal Agreement for Public School Facility Planning, the Planning Technical Advisory Committee shall review potential school sites based on, but not limited to, the following criteria:
 - 1 Consistency with the Seminole County Comprehensive Plan, School Board of Seminole County's Educational Facilities Work Plan and the Seminole County Capital Improvements Program;
 - 2 Joint use and co-location opportunities and feasibility; and
 - 3 Availability of necessary supportive public facilities.

Policy FLU 6.2.4 Resource Management Plans

The County shall continue to coordinate with the Department of Environmental Protection, the St. Johns River Water Management District and the East Central Florida Regional Planning Council in the development and implementation of resource management plans through the following:

- A** Continued participation on the Wekiva River and Econlockhatchee River Working Groups;



- B** Providing staff assistance for developing an Econlockhatchee River Management Plan;
- C** Forwarding development proposals to State agencies for review and comment on projects located adjacent to State owned lands prior to final action;
- D** Implementing the Spring Hammock Management Plan by providing active and passive recreational and educational uses in the Spring Hammock Preserve Area;
- E** Continuing to review the East Central Florida Regional Planning Council work programs and providing assistance in the development of regional resource plans;
- F** Continuing to coordinate with the St. Johns River Water Management District in identifying high priority acquisition areas, should state funds be made available, and providing staff resources;
- G** Participating in and supporting the processes associated with preserving the Wekiva River as a Wild and Scenic River; and
- H** Continued participation in the Wekiva River System Advisory Management Committee.

Policy FLU 6.2.5 Development Review

The County shall evaluate annually the effectiveness and update, as necessary, the Intergovernmental Planning Coordination Agreement of 1997 with the cities and School Board relating to notification of land use actions when such actions may affect adjacent jurisdictions.

Policy FLU 6.2.6 Private Utility Coordination

The County shall require applicants to submit site plans and plats to the electrical utility power companies at the same time plans are submitted to the County for review to assist in the planning and programming of utility service.

Policy FLU 6.2.7 Planning Technical Advisory Committee

The County shall continue to support the Planning Technical Advisory Committee to enhance intergovernmental coordination of comprehensive plan programs and help ensure consistency between these programs and issues of multi-jurisdictional concern.

Policy FLU 6.2.8 Coordination of Levels of Service and Mobility Strategies

The County will, to the best of its ability, ensure that its levels of service for public facilities are compatible with adopted levels of service of neighboring jurisdictions in and adjacent to Seminole County and appropriate state and regional authorities through active intergovernmental coordination. The County shall continue to coordinate mobility strategies for its Transportation Strategy Areas (see ***Exhibit TRA: Transportation Strategy Areas (TSA)***) with those of neighboring jurisdictions.

Policy FLU 6.2.9 Advance Notification, Shared Information and Development Review Coordination between Seminole County and Orange County

The following advance notification, shared information and development review coordination procedures are intended to assist Seminole County and Orange County in their respective planning efforts in proximity to the



Seminole/Orange County line and to further support the Central Florida Regional Growth Vision:

- A** Seminole County shall notify Orange County within 30 days of receipt of an application affecting land within one-half mile of the Seminole/Orange County line, and no less than 10 working days before consideration by the Development Review Committee or the Planning & Development Division, of the following types of applications: Future Land Use map amendments, rezonings, subdivisions, final engineering plans for a subdivision, sector plans or sector plan amendments, or site plans;
- B** Comments may be provided by Orange County staff and/or advisory or elected boards relating to appropriate buffering, transitional uses, impacts on the Orange County Comprehensive Plan and Orange County services and/or other mitigating measures;
- C** Comments received by Seminole County shall be included in all review materials for the proposal and shall be given consideration during the development review process;
- D** Notices shall be provided to the attention of the Orange County Mayor, Orange County Manager and Orange County Planning Division Manager; and
- E** Seminole County reserves the right to exercise the option identified in Sections 125.001 (2) and 125.001 (2)(a), Florida Statutes, to adopt a resolution authorizing participation of the Seminole County Board of County Commissioners in a duly advertised joint public meeting with the governing body of Orange County and the governing bodies of any Seminole County and Orange County cities involved in an issue of joint concern. The joint public meeting may be held to discuss: land planning and development; economic development; mitigating the impacts of proposed development on rural areas, natural areas, surface water quality, storm water management, multimodal mobility, and public safety, and any other matters of mutual interest. The meeting would be held in an appropriate public location.

OBJECTIVE FLU 6.3 UTILITIES

The County shall ensure the availability of suitable land for utility facilities to support new development and redevelopment.

Policy FLU 6.3.1 County Utilities

Seminole County utilities (i.e., water, sewer, and solid waste) needed to support growth and redevelopment in the unincorporated area should, when possible, be protected from encroachment of incompatible uses through one or more of the following actions:

- A** County purchase of adjacent property for buffer purposes;
- B** Adequate buffers on development plans; or
- C** Amendment of adjacent land uses to a compatible use. Where such amendment is not feasible due to existing uses and a County facility is in need of expansion or retrofitting, the County shall employ buffering and design standards to ensure that impacts on adjacent uses are minimized.

Policy FLU 6.3.2 Private Utilities

Private electric public utilities needed to support growth may be permitted in all land use designations subject to the following:



- A** All electrical service to subdivisions shall be installed underground;
- B** All feeder service shall be installed underground where the County has designated this requirement in the Land Development Code (LDC). The County shall evaluate and revise, if necessary, the County's right-of-way utilization permit form and LDC provisions relating to utility permitting activities and consider the viability and possibility of receiving compensation for the use of County right-of-way by utility companies; and
- C** All new power plants and transmission lines shall be subject to applicable State and Federal siting regulations and shall be consistent with the goals, objectives, and policies of this Plan:
 - 1 The County shall prohibit electrical transmission lines and related facility sitings within sensitive lands, such as preservation, conservation, or historic preservation areas, and areas of special concern, such as, by way of example and not limitation, the Spring Hammock Preserve, areas being considered for purchase as a result of the Natural Lands Referendum, lands designated as Preservation/Managed Lands, and the Econlockhatchee and Wekiva River Protection Areas, as defined by County ordinance and Part II, Section 369, Florida Statutes, respectively, and the State's Substation Approval Process, Section 163.3208(4), Florida Statutes.
 - 2 The County shall encourage service providers to use existing corridors for expansions whenever possible and otherwise consistent with the provisions of this Plan.
 - 3 The County shall encourage repowering (increasing voltage) of existing transmission lines whenever possible to reduce the need for securing additional right-of-way corridors and the resulting impacts to the public relating thereto.
- D** All substations adjacent to single family neighborhoods or visible from a public roadway shall be reviewed by the County and required to provide adequate landscaping, setbacks, vegetative screening and buffering to minimize visual and noise impacts, consistent with Section 163.3208, Florida Statutes.



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GOAL 7: PROPERTY RIGHTS
PROCEDURES FOR PRIVATE PROPERTY RIGHTS PROTECTION,
DISPUTE RESOLUTION, ADULT USES

Seminole County will manage and implement its Future Land Use Plan and Land Development Code with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property. These rights are further elaborated in the Property Rights Element of the Comprehensive Plan.

OBJECTIVE FLU 7.1 PROTECTION FROM UNREASONABLE LAND DEVELOPMENT REGULATION

The County shall not intentionally enact or impose any unreasonable land development regulation or apply any land development regulation in an unreasonable manner such that the taking of private property rights would result.

Policy FLU 7.1.1 Land Use and Environmental Dispute Resolution Act

The County shall fully implement the provisions of the Florida Land Use and Environmental Dispute Resolution Act, Section 70.51, Florida Statutes (2021) as may be amended or replaced.

Policy FLU 7.1.2 Evaluation of New Land Development Regulations

All land development regulations shall be evaluated prior to their enactment to determine the extent and scope of their impact upon private property rights.

Policy FLU 7.1.3 Relationship of Land Use to Zoning Classifications

The Comprehensive Plan sets forth the long-range potential uses of property in the context of a lawful planning horizon and provides for a wide array of potential zoning classifications within each land use designation. A property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a land use designation. Numerous planning, timing, compatibility, public facility, and other generally acceptable planning issues affect the appropriateness of assigning a particular zoning classification or approving a particular land use with regard to a particular parcel of property.

Policy FLU 7.1.4 Procedures for Land Use Decisions

The County shall continuously review its procedures relative to making land use decisions to ensure that these proceedings adequately address the increased complexity and legal requirements involved in making land use decisions while continuing to ensure a streamlined and efficient review process with adequate public participation. These evaluations will include, but not be limited to, a review of techniques such as a bifurcated hearing process and/or the use of Hearing Officers to prepare findings of fact and conclusions of law.

Policy FLU 7.1.5 Additional Compatibility Standards

The County shall rely upon the standards noted in the **Property Rights Element** to ensure that private property rights are considered in local decision-making in accordance with the legislative intent expressed in Section 163.3161(10) and Section 18.101(3), Florida Statutes.

The County Public notification shall be consistent with the requirements for advertisement and notice of an amendment to a comprehensive plan found



in Section 163.3181 and Section 125.66, Florida Statutes and in accordance with the Public Participation Standards noted in the **Implementation Element** of the Seminole County Comprehensive Plan and in accordance with the procedures listed in the Land Development Code for Public Notice Procedure.

The *County* shall rely upon the evaluation criteria assertions standards noted in the **Property Rights Element** to evaluate legitimate private property rights.

The County shall rely upon performance standards noted in **Policy FLU 5.4.7 Determination of Compatibility in the Planned Development Zoning Classification** such as buffering, perimeter lot size transitioning, and other appropriate measures to ensure compatibility where residential subdivisions of differing densities meet. These standards are intended to provide homeowners and home buyers with reasonable assurances as to the potential form and impacts of future development on adjacent or nearby properties. The effectiveness of this strategy will be evaluated every five years to determine how well it addresses compatibility issues and concerns and will be revised as necessary.

Policy FLU 7.1.6 Location of Adult Entertainment Establishments and Sexually Oriented Businesses

The County shall provide adequate locations for adult entertainment establishments (adequate alternative avenues of expression or communication) that are protected under First Amendment guarantees (as expressed by authoritative rulings of courts) within the Industrial future land use designation and each site shall comply, at a minimum, with the following criteria as of the date of the M-2 zoning classification being assigned to the property:

- A** Be separated for a distance of no less than 1,000 feet from residential land use and zoning districts, civic assemblies; public, private or parochial schools which term shall include, but not be limited to, day care centers, pre-schools, schools having any grades kindergarten through twelfth grade, and institutions of higher learning, libraries, parks, playgrounds or other recreational facilities, whether commercial or non-profit.
- B** Be separated for a distance of no less than 1,000 feet from alcoholic beverage establishments provided, however, that this separation requirement shall not apply to adult entertainment establishments that are also alcoholic beverage establishments.
- C** Cannot be seen by the traveling public from a major arterial or collector roadway.
- D** Does not have frontage along a major economic corridor such as would create a visual blight that would detract from the economic viability of any entrance corridor or would adversely impact children.
- E** The County may enter joint planning agreements with a municipality or municipalities which provides for the alcoholic siting of adult uses in certain areas of the County whether incorporated or unincorporated.



- F The County may enter development agreements with existing legally permitted adult entertainment establishments or enact land development regulations that do not conform to these locational criteria upon a finding that the overall goals and objectives of this plan are furthered, that the County will avoid property rights disputes, that the deviation from locational criteria set forth herein is balanced and offset by other public benefits such as aesthetic improvements and other public benefits, and protect children from any and all adverse impacts from advertising of the site.

Policy FLU 7.1.7 Protection of Residential Neighborhoods, Viable Economic Corridors, and Natural Resources

In addition to implementing the location policies and standards set forth in **Policy FLU 7.1.6 Location of Adult Entertainment Establishments and Sexually Oriented Businesses**, the County shall ensure that properties assigned the zoning classification within which adult entertainment establishments and sexually oriented businesses are permitted uses are located to maintain the internal consistency and integrity of the Comprehensive Plan. The Comprehensive Plan and **Exhibit FLU: Future Land Use Map** shall explicitly protect:

- A Residential uses and neighborhoods;
- B The County's Natural Lands Program;
- C The County's Trails and Parks Programs;
- D Community Development Block Grant Target Areas;
- E Entranceways or gateways into the County and roadway corridors, which serve as residential or commercial hubs and, specifically, the Orlando Sanford International Airport gateways, and the US 17-92 Corridor to the extent practicable;
- F The East Rural Area of Seminole County; and
- G The provision of quality communities and jobs to the residents of the County.

OBJECTIVE FLU 7.2 DISPUTE RESOLUTION

The County shall attempt to resolve all disputes to the maximum extent practicable, without resort by the County or property owners to the courts.

Policy FLU 7.2.1 Administrative Remedies

The County shall utilize mediators, special masters and other sources of alternative dispute resolution in all appropriate circumstances including, but not limited to, the procedures set forth in all sections of Chapter 95-181, Laws of Florida, and the provision of administrative remedies to resolve disputes relative to alleged takings and the development of land.

Policy FLU 7.2.2 Administrative Procedures to Assert Vested Rights

The County shall continue to enforce provisions of the Land Development Code relative to the determinations of vested rights under the Plan to include the ability of property owners to assert vested rights generally through a County administrative process.



OBJECTIVE FLU 7.3 ECONOMIC DEVELOPMENT TARGET AREAS, INDUSTRIES AND OCCUPATIONS

Target Areas, Industries and Occupations are the three components of the Target Approach of the Economic Development Plan. The County will continue to focus on these key factors in order to achieve the economic development goals of attracting and supporting high quality jobs, attracting businesses paying higher than average wages and strengthening the economic base of the County.

Policy FLU 7.3.1 Economic Development Target Areas

- A** The following areas as shown on ***Exhibit FLU: Economic Development Target Areas*** are identified as areas to implement an aggressive strategy to attract specific industries which deliver economic growth:
 - 1 The North Interstate 4 Target Industry Area;
 - 2 The Orlando Sanford International Airport;
 - 3 The US 17-92 Mixed Use Corridor; and
 - 4 The Seminole Way Employment Corridor.
- B** The County will increase the values of property in these areas by investing in the necessary infrastructure and facilitating quality development. Track the square footage of appropriate uses within redeveloping/revitalizing areas and neighborhoods, Target Areas and municipal downtowns and activity centers.
- C** The County will promote the development of Target Areas to provide jobs convenient to existing residential development, support mass transit and SunRail, and make the most efficient use of the County's substantial investment in infrastructure.
- D** The County will strive to maintain the balance of employment and residential opportunities within targeted areas by supporting the goals of the Future Land Use Element of the Seminole County Comprehensive Plan.
- E** During each Evaluation and Appraisal process, the County will review and revise, as necessary, policies relating to HIP Design Standards located in ***Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Design Standards***.

Policy FLU 7.3.2 Promote Economic Developments in Target Areas through Urban Infill and Redevelopment

- A** In an effort to promote a strong economic base, preserve the quality of life, and decrease costs associated with extending urban services, the County shall encourage infill development and redevelopment and business growth in the Target Areas of the County and economic activity centers of its cities.
- B** The County shall provide incentives to encourage green building and development in order to attract employers and a professional workforce that values this type of work environment.
- C** The County shall review and update as necessary Comprehensive Plan policies during the Evaluation and Appraisal process to promote Higher Intensity Planned Development land use categories to provide economic



growth as intended. If needed, the County will strengthen related policies to ensure that lands dedicated as economic zones are not underutilized. The County may also investigate the use of incentives to promote owner-based residential infill and redevelopment outside target areas.

- D** The County shall review and update as necessary Land Development Code regulations for performance guidelines for mixed-use and activity centers to ensure the inclusion of transit oriented development promoting a pedestrian-friendly orientation, connectivity and safety.
- E** The County may evaluate the feasibility of local assistance programs to support the physical redevelopment of existing businesses within target areas according to a schedule adopted by the Board of County Commissioners.
- F** The County shall continue to invest in a full range of infrastructure to support the development of target areas and to promote the development and redevelopment of target areas for high tech industries.
- G** The County shall review and update as necessary Land Development Code regulations for performance frameworks for targeted redevelopment areas that provides bonuses, incentives and opportunities for redevelopment of properties difficult to develop under conventional zoning regulations by way of modifying requirements for setbacks, allowing 'build-to' lines instead of setbacks in transit-oriented areas, allowing the use of 'urban open space', modifying landscaping and parking requirements, and allowing increased building height where feasible.

Policy FLU 7.3.3 Target Industries

The Board of County Commissioners shall define Target Industries and the specific businesses offering high wage jobs by adopting specific recruitment and retention guidelines. A catalogue listing the specific companies that fit the profile of targeted Industries shall be continually maintained (see **Exhibit FLU: Target Industry Uses**).

Policy FLU 7.3.4 Target Occupations

The County shall continue to diversify its tax base by promoting advanced technology industries that provide quality occupations with above averages wages for its residents. The County shall periodically review employment opportunities within the ever-changing field of technology to remain on top of professional trends in this arena.



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