



SEMINOLE COUNTY

FLORIDA'S NATURAL CHOICE

Comprehensive Plan Update



Comprehensive Plan Update

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Preface

Seminole County Comprehensive Plan is a roadmap adopted by the Board of County Commissioners to guide the development of land, economic growth, natural resource protection, and conservation within unincorporated Seminole County. The Comprehensive Plan is a resource for managing the County's long-range planning. It is designed to be a working document used by county officials, staff, and residents as a policy guide for current and future community development decisions and coordination with other jurisdictions and agencies.

2023 Update:

The Board of County Commissioners adopted a major update of the Seminole County Comprehensive Plan in 2023.

This Update reflects the results of "Envision Seminole 2045," an effort to engage the public in visioning the next 20 years of growth, change, and conservation in unincorporated Seminole County, including a reorganization of the Future Land Use element. Included in this Plan are policies related to community goals identified in the Vision Report based on several months of engagement that took place with citizens, stakeholders, and experts. The Plan continues to support the 2007 Central Florida

Regional Growth Vision, "How Shall We Grow," which was incorporated in the 2008 update. The Update also includes a new look and enhanced organization.

Recommended updates to the Comprehensive Plan based on the results of "Envision Seminole 2045" were included in the findings of the 2022 Seminole County Evaluation and Appraisal Report (EAR) which also addressed changes in local conditions changes in state law that impact the County's Plan.

Per the Evaluation and Appraisal Report, Seminole County integrated the goals from the Envision Seminole 2045 within the Future Land Use element and, in coordination with several departments, reviewed the remaining fourteen (14) elements. Seminole County's previous Comprehensive Plan update streamlined, revised and updated ten (10) of the original 1991 Comprehensive Plan elements (Mass Transit and Ports, Aviation, and Other Facilities being consolidated within the Transportation Element) and the Plan Introduction. An additional seven (7) elements were updated on Sept. 10, 2002, as part of the Spring 2002 amendment cycle. For any additional information regarding the history of

Seminole County's Comprehensive Plan, see the Introduction Element.

Comprehensive Planning Across Florida:

Comprehensive planning has been required in Florida since the 1970s and has been guided for more than 35 years by the Local Government Comprehensive Planning and Land Development Act of 1985, under the Growth Management Act and subsequent amendments.

The legislation requires that all local governments, regardless of size, location, or current growth pressures, are required to develop and implement a comprehensive plan upon which future land use decisions are based and ensure consistency with the State and Regional plans. Per current Florida State Statutes, the Comprehensive Plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

Each Comprehensive Plan must have Elements that address specific concerns, such as land use, transportation, open space, housing, conservation, and capital improvements. Each Comprehensive Plan Element contains the applicable

Goals, Objectives, and Policies, and a separate document showcases Exhibits, containing adopted/nonadopted maps and any supplemental information for each Section.

Required Elements

- Capital Improvements (CIE)
- Conservation (CON)
- Drainage (DRG)
- Future Land Use (FLU)
- Housing (HSG)
- Intergovernmental Coordination (IGC)
- Potable Water (POT)
- Property Rights (PR)
- Public School Facilities (PSF)
- Recreation and Open Space (REC)
- Sanitary Sewer (SAN)
- Solid Waste (SOL)
- Transportation (TRA)

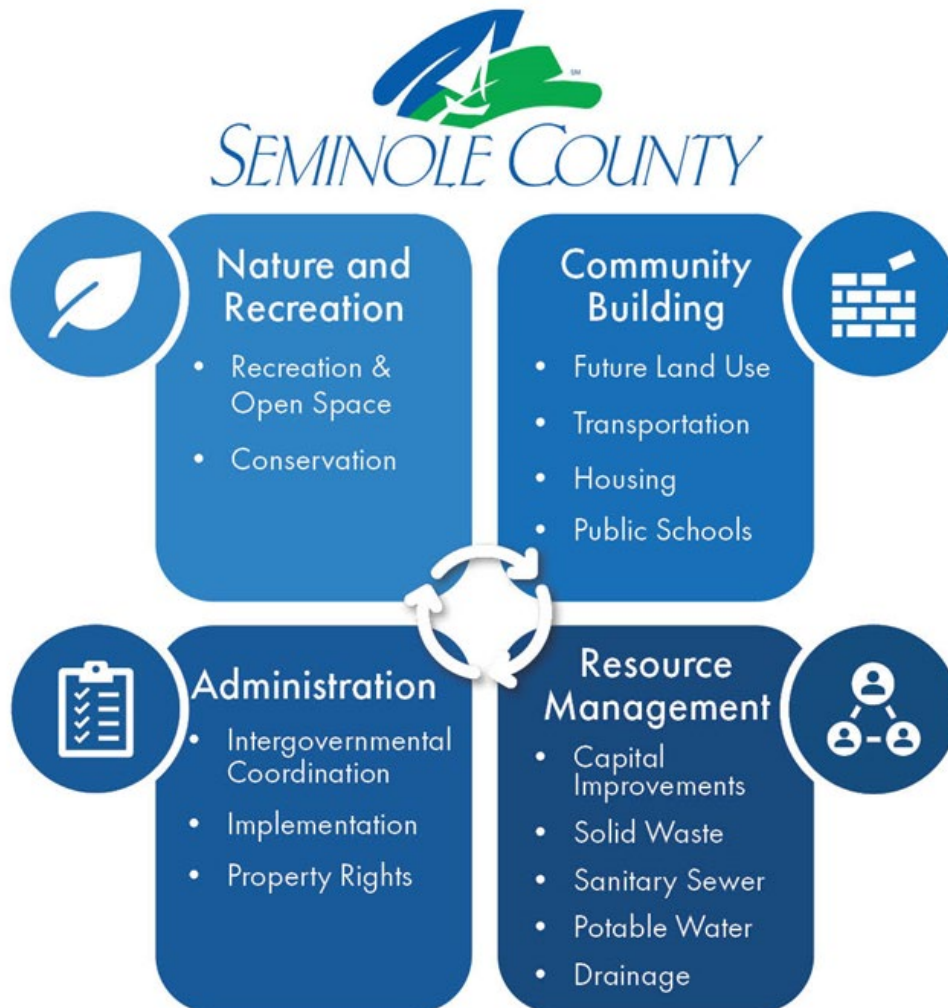
Optional Elements In Seminole County

- Implementation (IMP)
- Introduction (INT)

Seminole County has divided the components of its Plan into four key themes: Nature and Recreation, Community Building, Administration, and Resource Management.

The Plan is a living document and will continue to be updated based on ongoing planning including, plans

currently underway that are referenced within this Plan: the Holistic Water Policy, the 2045 Transportation Mobility Plan, and the 2023 Parks and Recreation System Master Plan. Further amendments are anticipated as each Plan is adopted.



List of Elements Exhibits

MAPS, TABLES, CHARTS, AND FIGURES

(Note: Element exhibits, alphabetical by title, are located at the end of the element)

INTRODUCTION (No Exhibits)

CAPITAL IMPROVEMENTS CIE Exhibits

- Introduction to Annual CIE Update
- Financial Feasibility Statement
- Summary of CIE Funds and Elements
- Individual Fund Detail
- Facility LOS - All Facilities and Mobility Strategies
- Facility LOS - Drainage
- Facility LOS - Seminole County Roads
- Facility LOS - State Highways Criteria
- Facility Program - Drainage
- Facility Program - Potable Water/Sanitary Sewer
- Facility Program - Public School Facilities
- Facility Program - Recreation and Open Space
- Facility Program - Solid Waste
- Facility Program - Transportation

CONSERVATION CON Exhibits

DRAINAGE DRG Exhibits

- Middle St Johns River Basins
- Seminole County Drainage Basins
- Impaired Waters Bodies
- Level of Service Standards for Development

FUTURE LAND USE FLU Exhibits

- Compatible Transitional Land Uses
- OSIA Avigation Easement Boundary and Noise Level Contours
- Chuluota Design Area
- East Lake Sylvan Transitional Area/School Site
- Economic Development Target Areas
- Energy Conservation Overlay
- Existing Land Use Map
- Existing Land Use Acreage
- Future Land Use Designations and Allowable Zoning Classifications
- Future Land Use Map Series
 - Areas of Archaeological Potential
 - Cones of Influence
 - County Potable Water Service Areas and Treatment Plants
 - Flood Plains

- Future Land Use Map
- Future Land Use Acreage
- Environmentally Sensitive Lands Overlay
- Preservation/Managed Lands
- General Soils
- Greenways, Blueways, and Major Trails
- Aquifer Recharge Areas
- Resource Protection Areas
- Wetlands
- HIP Target Areas
- HIP Permitted Use Guidelines
- Myrtle Street Urban Conservation Village Area
- Optional Future Land Use Designations
- Rural Boundary Map
- Rural Area Legal Description
- Scrub Jay Habitat Area
- Service and Facilities by Classification
- Target Industry Uses
- Wekiva Study Area Series
 - Most Effective Recharge Areas
 - Sensitive Natural Habitats and Karst Features
- Oxford Place Overlay
- Basin Management Action Plans (BMAP) Areas

HOUSING..... HSG Exhibits

- Median Income versus Median Home Price
- Subsidized Multi-Family Rental Inventory

IMPLEMENTATION..... IMP Exhibits

- Requirements for Plan Amendments and Plan Updates

INTERGOVERNMENTAL COORDINATION IGC Exhibits

- Enhancing Intergovernmental Coordination for Planning Related Issues
- Existing Coordination Mechanisms with Adjacent Counties and Municipalities
- Existing Coordination Mechanisms with Authorities, Independent Special
 - Districts, Utility Companies and School Board
- Existing Coordination Mechanisms with Municipalities within Seminole County
- Existing Coordination Mechanisms with Regional Agencies
- Existing Coordination Mechanisms with State and Federal Agencies Joint Planning Agreements

POTABLE WATER POT Exhibits

- Potable Water Demands
- Projected Water Use in Seminole County
- Major Work Plan Capital Projects
- County Reclaimed Water Service Areas
- County Potable Water – Service Areas and Treatment Plants
- Other Potable Water Service Areas and Treatment Plants
- County-wide Existing Water Supply Wells

PUBLIC SCHOOL FACILITIES..... (No Exhibits)

RECREATION AND OPEN SPACE REC Exhibits

- County Parks And Facilities
- Greenways, Blueways, And Major Trails

SANITARY SEWER SAN Exhibits

- Sewer Service Areas

SOLID WASTE SOL Exhibits

- Solid Waste Service Area/Facility Locations
- Capacity, Demand, And Level Of Service

TRANSPORTATION..... TRA Exhibits

- Airport, Port and Rail Facilities, Evacuation Routes 2023
- Backlogged and Constrained Facilities
- Bicycle and Trail Facilities 2023
- Existing FDOT Functional Classifications
- Existing Roadway Level of Service 2007
- Future County Functional Classifications
- Future Enhanced Transit Corridor
- Functional Classifications - County Roadways
- Functional Classifications - State Roadways
- Generalized Maximum Service Volumes for County Arterial And Collector Roadways
- Generalized Maximum Service Volumes for State Roadways
- Greenways and Trails Linkages
- Level of Service Standards for State Highways
- Needed Unfunded Transportation Improvements
- Projected Roadway Level of Service 2025 Roadway
- Maintenance Responsibilities
- Roadway Number of Lanes 2007
- Roadway Number of Lanes 2011
- Roadway Number of Lanes 2025
- Seminole County US 17-92 MXD Parcels within CRA Top
- 15 Crash Locations Data for 2006
- Transit Service 2007
- Transit Service 2011
- Transit Service 2025
- Transportation Concurrency Exception Areas – Dense Urban Land Area
- Transportation Strategy Areas (TSA)
- Travel Time Level of Service Criteria
- 2025 Multimodal Transportation

Amendment History Table of Contents

Adoption Date	Amendment	Ordinance No.
11-Sep-91	Original Adopting Amendment	91-13
12-May-92	Amendment 91F	92-9
15-Dec-92	Amendment 92F	92-25
8-Jun-93	Amendment 6-93SS	93-8
22-Jun-93	Amendment 93S	93-10
27-Jul-93	One Unnumbered	93-14
26-Oct-93	One Unnumbered	93-21
14-Dec-93	Amendment 93F	93-28
11-Jan-94	Four Unnumbered	94-1
22-Feb-94	Amendment 02-94SS	94-3
8-Mar-94	Amendment 03-94SS	94-4
12-Apr-94	Amendment 04-94SS	94-6
14-Jun-94	Amendment 94S.1 and 94S.3	94-8
13-Dec-94	Amendment 94S.2, 94F.1, 94F.3, 94F.4, 94F.5 and 94F.6 (1)	94-12
24-Jan-95	Amendment 09-94SS, 12-94SS.1 and 12-94SS.2 (2)	95-1
13-Jun-95	Amendment 95S.1 95S.4, 95S.6, 95S.8, 95S.9, 95S.11, 95S.12, 95S.13 (3)	95-3
25-Jul-95	Amendment 06-95SS	95-7
12-Sep-95	Amendment 95S.10	95-12
12-Dec-95	Amendment 95F.FLU1, 95F.FLU2, 95F.FLU3, 95F.FLU5, 95F.FLU6, 95F.FLU7, 95F.FLU8, 95F.FLU9, 95F.FLU10, 95F.FLU11, 95F.FLU16, 95F.FLU17, 95F.TXT1, 95F.TXT4.4, 95F.TXT4.5, 95F.TXT2, 95F.TXT 3.1 through 3.7, 95F.TXT4.7, 95F.TXT6.1, 95F.TXT6.2, 95F.TXT6.4 through 6.8 and 95F.TXT7.1 through 7.4 (4)	95-14
11-Jun-96	Amendment 96S.FLU1, 96S.FLU2, 96S.FLU3, 96S.FLU4, 96S.TXT.2, 96S.TXT3, 96S.TXT4, 96S.TXT7 and 96S.TXT8 (5)	96-4
23-Jul-96	Amendment 06-96SS.2 (6)	96-6
13-Aug-96	Amendment 07-96SS.2	96-8
27-Aug-96	Amendment 08-96SS	96-11
24-Sep-96	Amendment 07-96SS.1	96-13
11-Dec-96	Amendment 95F.FLU13, 96S.FLU5, 96F.FLU1, 96F.FLU 2, 96F.TXT1, 96F.TXT2, 96F.TXT3, 96F.TXT4, 96F.TXT5, 96F.TXT6	96-21
13-May-97	Amendment 04-97SS.1	97-16
10-Jun-97	Amendment 97S.FLU1, 95F.FLU14, 95F.FLU15, 95F.TXT 4.1, 95F.TXT 4.2, 95F.TXT 4.3, 95F.TXT 4.6, 97S.TXT 1.0, 97S.TXT 1.1, 97S.TXT 1.2, 97S.TXT 1.3, 97STXT 1.4, 97S.TXT 1.5,	97-23

Adoption Date	Amendment	Ordinance No.
	97S.TXT 1.6, 97S.TXT 1.7, 97S.TXT 2.1, 97S.TXT 2.2, 97S.TXT 2.3, 97S.TXT 2.4	
23-Sep-97	Amendment 08-97SS.1	97-41
28-Oct-97	Amendment 10-97SS.1	97-47
16-Dec-97	Amendments (7): 97F.FLU1 through 97F.FLU4, 97F.FLU7, 97F.FLU8, 97F.TXT1 through 97F.TXT10 (8)	97-49
27-Jan-98	Amendment 12-97SS.1	98-8
26-May-98	Amendment 04-98SS.2 (9)	98-28
13-Oct-98	Amendments 98S.FLU5, 98S.FLU6, 98S.TXT1, 98S.TXT2 (10)	98-46
11-May-99	Amendments 98F.FLU2, 98F.FLU3, 98F.FLU4, 98F.FLU5, 98CSAS.FLU1, 98CSAS.TXT1, through 98CSAS.TXT11 (11)	99-13
Apr-99	Amendment 04-99S1 (Denied) (12)	NA
22-Jun-99	Amendment 99S.FLU2	99-22
13-Jul-99	Amendments 99S.FLU4, 99S.FLU5, 99S.FLU6, 99S.TXT1, 99S.TXT2 (13)	99-26
10-Aug-99	Amendment 98F.FLU7	99-31
28-Sep-99	Amendment 08-99SS.1	99-38
26-Oct-99	Amendments 99F.TXT6, 99F.TXT7, 99F.TXT8.1, 99F.TXT8.2, 99F.TXT8.3, 99F.TXT8.4	99-51
14-Dec-99	Amendment 12-99SS.2	99-61
15-Dec-99	Amendment 08-99SS.2	99-65
15-Dec-99	Amendments 99F.AMD1.1, 99F.ADM2, 99F.ADM3, 99F.ADM5.1, 99F.ADM5.2, 99F.ADM5.3, 99F.ADM13, 99F.ADM15.1, 99F.ADM15.2, 08-99SS.3, 99F.FLU1, 99F.FLU2, 99F.WRPA.TXT1 through 99F.WRPA.TXT11, 99F.WRPA.TXT13 through 16, 99F.WRPA.TXT17 through 20, 99F.TXT3.7.	99-68
25-Jan-00	Amendment 12-99SS.5	2000-7
8-Feb-00	Amendment 12-99SS.1	2000-9
22-Feb-00	Amendment 12-99SS.3	2000-11
27-Jun-00	Amendment 06-00SS.1	2000-33
27-Jun-00	Amendment 12-99SS.4	2000-35
24-Oct-00	Amendments 00S-ADM1,00S.TXT1, 00S.TXT2, 00S.TXT3, 00S.TXT4, 00S.TXT5, 00S.TXT6, 00S.TXT9, 00S.TXT10, 00S.TXT11, 00S.TXT12, 00S.TXT13, 00S.TXT14, 00S.TXT15 (14)	2000-50
23-Jan-01	Amendment 12-00SS.2	2001-3
13-Feb-01	Amendment 11-00SS.2	2001-5
13-Feb-01	Amendment 12-00SS.1	2001-7
10-Apr-01	Amendment 04-01SS.1	2001-15
8-May-01	Amendment 01S.TXT1 (Vision 2020)	2001-21

Adoption Date	Amendment	Ordinance No.
22-May-01	Amendment 05.01SS.1	2001-23
25-Sep-01	Amendment 08-01SS.1	2001-39
13-Nov-01	Amendment 09-01SS.1	2001-47
11-Dec-01	Amendment 01S.FLU2	2001-51
26-Feb-02	Amendment 01-02SS.1	2002-08
9-Apr-02	Amendment 03-02SS.1	2002-14
9-Apr-02	Amendment 01-02SS.2	2002-16
23-Apr-02	Amendment 04-02SS.1	2002-18
23-Jul-02	Amendment 05-02SS.1	2002-29
27-Aug-02	Amendment 08-02SS.1	2002-34
10-Sep-02	02S.FLU02, 02S.FLU05, 02S.ADM01, 02S.TXT1, 2, 3, and 4. (01F.FLU01 and 02S.FLU01 were not adopted)	2002-37
24-Sep-02	08-02SS.2	2002-41
10-Dec-02	02S.FLU01, 02F.TXT02, 02F.TXT03, 02F.TXT04	2002-55
12-Aug-03	01F.FLU01 (Lake Jessup Woods) 02S.FLU04 (Banana Lake) 03S.TXT01 (Energy Element)	2003-36
9-Dec-03	03F.FLU01 - Citrus Road (FLU Map) 03F.TXT01 - 2003/04 CIE Exhibits Update (CIE) 03F.TXT03.1 & 03.2 - Conservation Village (FLU) 03F.TXT04.1, 04.2, 04.3 & 04.4 - Airport (FLU, TRA)	2003-63
8-Jun-04	04S.FLU01 - Savannah Park (FLU Map) 04S.TXT02.1, 02.2, 02.3, 02.4, 02.5 - Gen. Hutchison Parkway (DES, TRA) 04S.TXT03 - Updated Economic Element (ECM) 04S.TXT04.1, 04.2, 04.3 , 04.4 Digital Future Land Use Maps (CON, FLU, IMP) 04S.TXT05.1, 05.2 - Myrtle Street Conservation Village (FLU, FLUEX) <i>Withdrawn: 04S.TXT01 - Water Supply Facilities Plan</i>	2004-25
14-Dec-04	04F.FLU01 (Celery Estates) 04F.TXT01 (Capital Improvements) 04F.TXT02.1 and 04F.TXT02.2 (Conservation and Future Land Use) 04F.TXT03 (Potable Water)	2004-56
10-May-05	04F.FLU03 (Florence Arbor) 05S.FLU01 (Red Bug/Cooper) 05S.FLU03 (Hill Top) 05S.FLU05 (NW 46)	2005-17

Adoption Date	Amendment	Ordinance No.
	05S.FLU06 (Cameron Heights)	
	05S.TXT01.1 through 05S.TXT01.5 (Future Land Use and Transportation)	
	05S.TXT03.1 through 05S.TXT03.3 (Future Land Use)	
20-Dec-05	05EX.TXT01 (Capital Improvements)	2005-53
20-Dec-05	05F.TXT01.01 and 05F.TXT02.08 (Conservation)	2005-54
	05F.TXT01.02; 05F.TXT02.01 through 05F.TXT02.07;	
	05F.TXT02.09 through 05F.TXT02.11 (Future Land Use)	
	05F.TXT01.03 (Recreation and Open Space)	
23-May-06	06S.FLU04 (Cameron Heights Addition)	2006-35
13-Jun-06	06EX.TXT02.01 through 06EX.TXT02.03 (Drainage)	2006-41
	06EX.TXT02.08 and 06EX.TXT02.09 (Transportation)	
12-Dec-06	06F.TXT01.1 (Capital Improvements)	2006-81
	06F.TXT01.1; 01.02; 01.03; 01.04; 01.05 (Implementation)	
	06F.TXT01.3.1 through 06F.TXT01.3.3 (Transportation)	
12-Dec-06	06EX.TXT01 (Capital Improvements)	2006-83
24-Jul-07	07S.FLU01 (L&L Acres)	2007-28
13-Nov-07	06EX.TXT03.1.01 through 06EX.TXT03.1.33 (Potable Water)	2007-45
	06EX.TXT03.2.01 through 06EX,TXT03.04 (Capital Improvements)	
	06EX.TXT03.3.01 through 06EX.TXT03.3.07 (Conservation)	
	06EX.TXT03.4.01 through 06EX.TXT03.4.04 (Future Land Use)	
	06EX.TXT03.5.01 (Implementation)	
	06EX.TXT03.6.01 (Intergovernmental Coordination)	
11-Dec-07	07EX2.TXT01 (Capital Improvements)	2007-46
11-Dec-07	0707LS.01 (Celery Avenue/Lake Monroe)	2007-47
22-Jan-08	07EX1.TXT01 (Public School Facilities)	2008-5
	07EX1.TXT02.1 (Capital Improvements)	
	07EX1.TXT03.1 through 03.5 (Implementation)	
	07EX1.TXT04.1 through 04.9 (Intergovernmental Coordination)	
10-Jun-08	08S-FLU01 (Silverleaf Park)	2008-29
	08S-FLU02 (Lake Forrest)	
18-Nov-08	08EX1.TXT01 – Annual Capital Improvements Update	2008-48
9-Dec-08	08EAR.FLUM1 - Commercial to Mixed Development	2008-44*
	08EAR.FLUM2 - Recreation to Preservation/Managed Lands	
	08EAR.FLUM3 - Conservation to Environmentally Sensitive Lands Overlay	
	08EAR.FLUM4 - Replacing the Exiting Seminole County Future Land Use Map	

Adoption Date	Amendment	Ordinance No.
	08EAR.TXT.CIE01 - Capital Improvements	
	08EAR.TXT.CON02 - Conservation	
	08EAR.TXT.DRG04 - Drainage	
	08EAR.TXT.FLU07 - Future Land Use	
	08EAR.TXT.HSG08 - Housing	
	08EAR.TXT.IMP09 - Implementation (optional)	
	08EAR.TXT.IGC10 - Intergovernmental Coordination	
	08EAR.TXT.INT11 - Introduction (optional)	
	08EAR.TXT.POT13 - Potable Water	
	08EAR.TXT.PSF19 - Public School Facilities	
	08EAR.TXT.REC15 - Recreation and Open Space	
	08EAR.TXT.SAN16 - Sanitary Sewer	
	08EAR.TXT.SOL17 - Solid Waste	
	08EAR.TXT.TRA18 - Transportation	
	<i>REPEALED ELEMENTS:</i>	
	08EAR.TXT.DES03 - Design (optional)	
	08EAR.TXT.ECM05 - Economic (optional)	
	08EAR.TXT.ERG06 - Energy (optional)	
	08EAR.TXT.LIB12 - Library Services (optional)	
	08EAR.TXT.PUB14 - Public Safety (optional)	
10-Mar-09	08.08SS.05 - Low Density Residential to Planned Development	2009-07
24-Mar-09	08.08SS.06 - Low Density Residential to Commercial	2009-11
28-Apr-09	11.07SS.01 - Low Density Residential to Planned Development (Buck Creek Plantation)	2009-16
28-Apr-09	08.08SS.07 - Low Density Residential to Industrial	2009-18
9-Jun-09	06.08SS.01 - Low Density Residential to Planned Development	2009-21
22-Sep-09	08.08SS.09 - High Density Residential to Office	2009-29
22-Sep-09	09.08SS.08 - Low Density Residential to Office	2009-31
11-Nov-09	09.09SS.02 - High Density Residential to Public, Quasi-Public	2009-34
8-Dec-09	09S.TXT01 - Conservation	2009-36
	09S.TXT02 - Drainage	
	09S.TXT03 - Future Land Use	
	09S.TXT04 - Implementation	
	09S.TXT05 - Introduction	
	09S.TXT06 - Recreation and Open Space	
	09S.TXT07 - Transportation	
8-Dec-09	09S.FLU02 - Suburban Estates to Low Density Residential (Celery	2009-37

Adoption Date	Amendment	Ordinance No.
	Avenue)	
8-Dec-09	09S.FLU03 – Suburban Estates to Low Density Residential (Kentucky Square)	2009-38
23-Mar-10	10.09SS.03 – Suburban Estates to Low Density Residential (Eaglewoods Trail)	2010-3
23-Mar-10	10.09SS.4 – Suburban Estates to Industrial (Jorgensen)	2010-4
11-May-10	12.09SS.6 – Public, Quasi-Public to Commercial (SR 436 SSLUA)	2010-7
27-Jul-10	09S.FLU02 – Industrial to Higher Intensity Planned Development-Airport (Richmond Avenue)	2010-12
27-Jul-10	09S.FLU01 – Low Density Residential to Planned Development (San Pedro Center)	2010-14
28-Sep-10	12.09SS.05 – Medium Density Residential to Commercial (Orange Boulevard)	2010-19
26-Oct-10	10FLU02 (Higher Intensity Planned Development-Target Industry to Commercial (North Oregon Street)	2010-23
26-Oct-10	10F.ADM.01 - Planned Development, Public, Quasi-Public, Rural- 5, Rural-10, Recreation and Suburban Estates (PML Lands)	2010-24
26-Oct-10	10F.TXT01 to 10F.TXT09 (Introduction, Capital Improvements, Conservation, Future Land Use, Housing, Implementation Intergovernmental Coordination, Transportation, Recreation and Open Space Elements)	2010-25
26-Oct-10	09.09SS.01 – Public, Quasi-Public to Recreation (Island & Village of Geneva)	2010-26
26-Oct-10	10EX1.TXTCIE & 10.EX1.TXTPOT (Capital Improvements, Potable Water Elements)	2010-28
26-Oct-10	06.10SS.02 - Low Density and Suburban Estates to Recreation (Wekiva Island)	2010-29
14-Dec-10	08.10SS.03 – Low Density Residential to Medium Density Residential (CR427 Mastrapa SSLUA)	2010-32
13-Dec-11	2011-FLUM-LS.01 – Suburban Estates to Planned Development (Orange Blvd, Wekiva Enclave)	2011-34
13-Dec-11	2011-FLU-TXT.01 – (Future Land Use Element)	2011-34
27-Mar-12	2011-FLUM-LS.02 – Suburban Estates to Planned Development (Pearl Lake Estates)	2012-4
08-Aug-12	06.12SS.01 – Public, Quasi-Public to Industrial (Orange Blvd, La Mesa)	2012-19
13-Nov-12	2012-FLUM-LS.01 (Suburban Estates to Planned Development (Banana Lake Coventry at Heathrow)	2012-24
11-Dec-12	08.12.SS.02 – Low Density Residential to Planned Development (Bear Lake)	2012-34
22-Jan-13	11.12SS.03 – Commercial to Mixed Development (Titan Affordable Housing)	2013-5
22-Oct-13	08.13SS.06 – Higher Intensity to Planned Development (I-4	2013-28

Adoption Date	Amendment	Ordinance No.
	Commercial Site (School Street)	
19-Nov-13	07.13SS.05 – Commercial to Planned Development (West Lake Center)	2013-32
10-Dec-13	08.13SS.07 – Higher Intensity to Planned Development (I-4 Commercial Site (North Elder Road)	2013-37
14-Jan-14	2013-FLUM-LS.01 – Suburban Estates to Planned Development (Preserve at Lake Sylvan)	2014-1
28-Jan-14	01.13SS.01 – Planned Development to Planned Development (Line Drive)	2014-6
11-Feb-14	11.13SS.08 – Commercial to Medium Density Residential (Zimmer Postal Service LLC)	2014-11
11-Feb-14	11.13SS.10 – Low Density Residential to Medium Density Residential (Greenway SSLUA)	2014-13
11-Mar-14	11.13SS.09 – Suburban Estates to Planned Development (ZDA)	2014-16
24-Jun-14	2014.TXT01– (Introduction & Future Land Use Elements)	2014-24
22-Jul-14	2014-FLUM-LS.01 – Suburban Estates to Low Density Residential (Brenthurst)	2014-30
22-Jul-14	06.13SS04 – Low Density Residential to Medium Density Residential (Red Bug Lake Road)	2014-32
12-Aug-14	04.14SS01 – Commercial/ Low Density Residential to Planned Development (Pinter)	2014-35
12-Aug-14	05.14SS.02 – Low Density Residential to Office (Maitland Avenue)	2014-38
09-Dec-14	2014.TXT02– (Introduction, Future Land Use, Conservation Implementation & Introduction Elements)	2014-46
24-Feb-15	10.14SS.05 – Low Density Residential to Planned Development (Adult Toy Storage - ADT)	2015-3
05-May-15	2014-FLUM-LS.02 – Planned Development to Planned Development (Reagan Center)	2015-9
09-Jun-15	02.15SS.01 – Low Density Residential to Planned Development (Beasley Property)	2015-12
11-Aug-15	05.15SS.04 – High Density Residential to Commercial (Audi Additional Parking)	2015-17
22-Sep-15	11.14SS.03 Low Density Residential to Planned Development (Evergreen Property)	2015-R-21
22-Sep-15	05.15SS.04 Suburban Estates to Planned Development (ZDA at Markham Road)	2015-25
11-Oct-15	06.15SS.15 Low Density Residential and Higher Intensity Planned Development-Transitional to Planned Development (Legacy Pointe)	2015-29
13-Oct-15	06.15SS.05 Suburban Estates to Planned Development (Somerset Estates)	2015-27
12-Jan-16	06.15SS.06 Suburban Estates to Planned Development (Serenity Cove)	2016-4
12-Jan-16	2015-FLUM-LS.01 Suburban Estates to Planned Development	2016-1

Adoption Date	Amendment	Ordinance No.
	(Suntera Park)	
22-Mar-16	01.16SS01 Low Density Residential to Planned Development (Orange Creek)	2016-13
10-May-16	01.16SS02 Suburban Estates to Planned Development (Lake Sylvan Oaks Phase 2)	2016-15
24-May-16	2015.TXT01 Proposed Amendments to the Text of the Seminole County Comprehensive Plan (Introduction, Future Land Use, Housing, Implementation, Intergovernmental Coordination, and Recreation and Open Space Elements)	2016-18
28-Jun-16	02.16SS.05 Low Density Residential to Industrial (Adult Toy Storage Phase 2)	2016-20
13-Sep-16	2016-FLUM-LS.02 Allure on the Parkway, Higher Intensity Planned Development-Target Industry to Planned Development	2016-28
27-Sep-16	02.16SS.03 Suburban Estates to Planned Development Chateaux at Markham)	2016-31
10-Nov-16	02.16SS.04 Planned Development to Planned Development (Buck Creek)	2016-34
28-Mar-17	08.14SS.03 Low Density Residential to Planned Development (Vasant Vatika)	2017-9
4-Apr-17	12.66SS.07 Higher Intensity Planned Development-Target Industry to Planned Development (Mystic Cove)	2017-12
25-Apr-17	2016-FLUM-LS.04) Industrial, Commercial, and High Density Residential to Planned Development (The Retreat at Orlando II)	2017-14
9-May-17	06.16SS.06 Suburban Estates to Planned Development (Lawlor PD)	2017-16
23-May-17	2016-TXT01 Evaluation and Appraisal Report Amendments, Introduction, Future Land Use, Implementation, Intergovernmental Coordination, Recreation and Open Space, and Transportation	2017-20
13-Jun-17	02.17SS.01 Commercial to Industrial (All Florida Recovery)	2017-24
22-Aug-17	12.16SS.08 Medium Density Residential to Planned Development (RLH Construction Office)	2017-31
29-Sep-17	04.17SS.02 Commercial to Planned Development (Home 2 Suite and Holiday Inn Express)	2017-36
1-Oct-17	2016-FLUM-LS.01 Low Density Residential to Planned Development (Oviedo Boat Storage) Storage	2017-1
23-Jan-18	2017.TXT01 Water Supply Facilities Work Plan Proposed Amendments (Potable Water, Conservation, and Capital Improvements)	2018-4
27-Feb-18	Capital Improvements Project Schedule Annual Update (No Amendment Number)	2018-5
27-Mar-18	11.17SS.04 Industrial to Planned Development (Cameron Heights Village A & J)	2018-11
24-July-18	10.17SS.01 Plan Development to Planned Development (Line Drive Office)	2018-21

Adoption Date	Amendment	Ordinance No.
14-Aug-18	10.17SS.03 Suburban Estates to Planned Development (Orange and Markham Lots)	2018-16
23-Oct-18	2018-FLUM-LS.02 Higher Intensity Planned Development-Target Industry to (Planned Development (Broadstone Forest)	2018-32
13-Nov-18	2017-FLUM-LS.01 Medium Density Residential, Higher Intensity Planned Development-Transitional, and Planned Development to Planned Development (Alta Seminole)	2018-38
6-Dec-18	05.17SS.01 Commercial to Planned Development (Woodsprings Hotel)	2018-18
11-Dec-18	2018-FLUM-LS.04 Planned Development to Planned Development (Parkside Place)	2018-45
11-Dec-18	2018-FLUM-LS.03 Suburban Estates, Planned Development, and Industrial to Planned Development (Gateway at St. Johns)	2018-43
	Oxford Overlay	2018-48
	CRA Repeal	2019-41
	CRA Repeal	2019-41
	CRA Repeal	2019-41
	CRA Repeal	2019-41
	Accessory Dwelling Units	2021-12
	Accessory Dwelling Units	2021-12
	Accessory Dwelling Units	2021-12
	Accessory Dwelling Units	2021-12
	Public Notifications	2021-29
	Property Rights Element	2022-03
	Property Rights Element	2022-03
	Net Buildable Area Definition	2022-10
	Water Supply Plan	2022-15
	Water Supply Plan	2022-15
	Water Supply Plan	2022-15
	LDC Related Comp Plan Text Amendments	2023-01
	EAR-Based Amendments	2023-02

NOTES:

**Ordinance 2008-44 represents a major update of the Seminole County Comprehensive Plan (the "Plan") on December 9, 2008. The update affected all Plan Elements, deleting five (5) Elements. This history does not include all small scale amendments prior to 2009.*

Adoption Date	Amendment	Ordinance No.
	<i>[1] Amendment 94F.2 was not adopted.</i>	
	<i>[2] Amendment 12-94SS.3 was not adopted.</i>	
	<i>[3] Amendments 95S.2, 95S.3, 95S.5 and 95S.7 were withdrawn.</i>	
	<i>[4] Amendment 95F.TXT 6.3 was withdrawn; numbers 95F.FLU4, 95F.FLU12, 95F.TXT5 were not used.</i>	
	<i>[5] Amendment 96S.TXT1, 96S.TXT5 and 96S.TXT6 were not adopted.</i>	
	<i>[6] Amendment 06-96SS.1 was not adopted.</i>	
	<i>[7] Amendment 97F.FLU5 and 97F.FLU6 were not adopted. The December 16th hearing was a continuation of the Fall adoption hearing originally begun on November 25, 1997.</i>	
	<i>[8] Amendments 97F.FLU4, 97F.TXT2, 97F. TXT3, and 97F.TXT4 were rescinded by Ordinance 99-13.</i>	
	<i>[9] Amendment 04-98SS.1 was withdrawn.</i>	
	<i>[10] Amendments 98S.FLU3 and 98S.FLU4 were withdrawn. 98S.FLU1 and 98S.FLU2 were repealed and revised to 99F.FLU1 and 99F.FLU2 by Ordinance 99-68.</i>	
	<i>[11] These amendments are related to the Chuluota Small Area Study.</i>	
	<i>[12] Amendment 04-99S1 was denied.</i>	
	<i>[13] Amendment 99S.FLU1 and 99S.FLU3 were not adopted.</i>	
	<i>[14] There is not an amendment 00S.TXT7 or TXT8.</i>	
	<i>(15) There is not an amendment 09S.FLU01.</i>	

Acknowledgements

The following elected officials, appointed officials, and staff prepared and adopted the 2022 Evaluation and Appraisal-Based Amendments to the Seminole County Comprehensive Plan Update

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