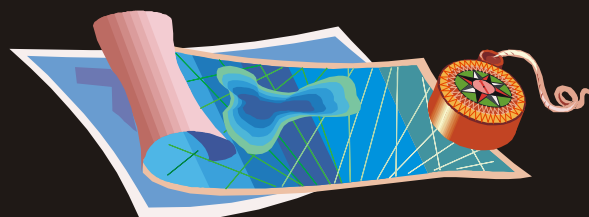


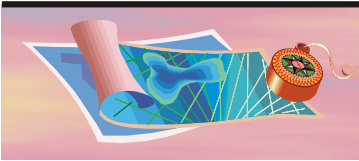
INTRODUCTION

- **Comprehensive Plan Introduction**
- **Definitions Section**
- **Abbreviations**



VISION 2020





Vision 2020 Comprehensive Plan Seminole County, Florida

INTRODUCTION

PURPOSE OF THE COMPREHENSIVE PLAN

Seminole County initiated its planning program in 1974 through the Seminole County Comprehensive Planning Act, one year prior to state-wide planning as mandated by the Local Government Comprehensive Planning Act of 1975. The County's first Comprehensive Plan was adopted in 1977 and was extensively revised in 1987. The 1991 Plan Update was adopted in direct response to meeting all of the requirements of the Growth Management Act which is also known as the Local Comprehensive Planning and Land Development Regulation Act and the rules of the Florida Department of Community Affairs. The 1991 plan Update, as amended, has provided the policy framework for growth management in Seminole County for the past ten years.

Vision 2020 is the first major update to the County's comprehensive growth management plans since the 1991 Plan Update was adopted. It builds on and expands the growth management strategies and guiding principles embodied in the 1991 Plan Update. Vision 2020 addresses the findings of the 1999 Evaluation and Appraisal Report (EAR) which assessed the performance of the Plan. Vision 2020 extends the planning horizon of the Plan from 2013 to 2020.

The County's Comprehensive Plan provides the direction and guidance which enables the County to maintain and enhance those attributes that make the County a desirable place to live, work, learn and play. The County's Comprehensive plans is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources. Simply put, the County's Comprehensive Plan includes:

- Long Term Goals for future development and provision of services;
- Objectives or benchmarks to meet in attaining our goals; and,
- Specific Activities (Policies) to be taken to meet the stated benchmarks.

The County's Plan includes goals, objectives and policies for each of the State required elements some of which contain level of service standards and require that development be managed to maintain the adopted standard (concurrency). The Plan contains several optional elements which are not subject to concurrency, but which are included in the Plan to meet important local needs. The Plan also contains an Implementation Element which establishes how and when the goals, objectives and policies are to be achieved, and who is responsible for the associated implementation.

Required Elements:

- Capital Improvements
- Conservation
- Drainage*
- Future Land Use
- Housing
- Implementation
- Transportation* (including: Mass Transit, Ports, Aviation and Related Facilities, Traffic Circulation)
- Intergovernmental Coordination
- Recreation And Open Space*
- Potable Water*
- Sanitary Sewer*
- Solid Waste*

Optional Elements:

- Design
- Economic
- Library Services
- Public Safety

**Elements subject to concurrency policies and management system.*



Vision 2020 Comprehensive Plan Seminole County, Florida



MANAGING GROWTH, PROVIDING SERVICE AND PROTECTING THE ENVIRONMENT

The planning concepts used for developing the Plan are a direct outgrowth of the direction provided in previous plans, long standing community desires and development patterns, socioeconomic trends and mandates by the State. This direction is described below in terms of how the County has in the past and proposes in the future to fulfill its three basic roles of managing growth, providing services and protecting the environment.

GROWTH AND LAND USE

As the County has evolved from rural to suburban to urban, the Comprehensive Plan has evolved to meet the changing needs of the community.

In 1977, the County's population was projected to reach 250,800 persons by the Year 2000 and jobs were projected to reach 49,519. This relatively low growth rate resulted in a Plan where three planning areas remained unmapped in anticipation that a large portion of the County would remain in agricultural production, while the remaining portion of the County reflected the continuing development of residential neighborhoods housing workers and families who commuted to the growing economic activity in the Orlando/Orange County area. Two major tenets of the 1977 Plan were to support a non-structural approach to water management by developing regulations to restrict encroachment into wetland and floodprone areas and to support a "user-pays" philosophy for new development.

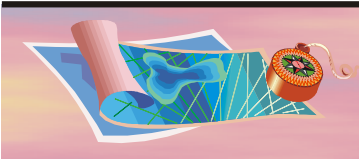
By 1987, the County's population projection for the Year 2000 increased almost 50% to 367,430 persons and jobs were expected to increase 283% to 189,735 attendant employees.

These increased projections indicated a change from a largely suburban "bedroom" community of Orlando to that of an urbanizing County with regionally significant job centers.

This urbanization of the County resulted in the following extensive updates to the County's Future Land Use Map in 1987:

- **Unmapped Planning Areas** were designated for urban, suburban and rural development.
- **Urban Fringe Areas** surrounding the cities and urban unincorporated areas were redesignated to allow urban residential development and supporting non-residential uses.
- **Infill parcels** were upgraded to better reflect the existing urban development pattern and expansion of roadways.
- **Transitional land uses** were designated on parcels to ensure a compatible transition of land use intensity between existing low density residential and higher density residential and non-residential uses.
- **Higher Intensity Planned Development** uses were designated at major interchanges to accommodate the increasing need for employment centers, to concentrate higher intensity mixed uses at interchanges to efficiently use existing and planned infrastructure, and to discourage urban sprawl.





Vision 2020 Comprehensive Plan Seminole County, Florida

In addition to these land use revisions, the 1987 Plan reflected the successful implementation of the non-structural approach to water management through the wetlands and floodprone overlay zoning regulations and implementation of the user pays philosophy through the adoption of road and fire/rescue impact fees.

For the 1991 Plan Update, the rate of population and employment growth in the County for the 20-year plan horizon (2010) was assumed to reach a County-wide population of 485,320 with 244,828 total jobs. The unincorporated share of this new growth was projected to be 120,000 new residents and 60,000 new jobs.

These socioeconomic characteristics were based upon the medium population projection from the University of Florida and were used in developing each of the Plan elements.

Due to the extensiveness of the 1987 Future Land Use Map update, the 1991 update required land use changes only in the rural East Area, and the proposed redesignation of small infill parcels in conjunction with draft joint planning agreements with the cities of Sanford and Altamonte Springs.

The 1991 update of East County land uses was necessary to protect this area's rural character and to prevent urban sprawl. This update involved extensive redesignation of rural lands from maximum densities of one home per acre to one home per 3, 5 and 10 acres, respectively.

The 1991 East County update also provided for rural clustering of homes to preserve open space, rural roadway corridor overlay zoning districts to preserve rural character, primacy status for agriculture lands to enable their preservation, infrastructure and service standards tailored for rural areas, and specific growth management guidelines for Black Hammock, Geneva and Chuluota.

To direct urban growth to designated areas, the 1991 Plan contained several provisions:

- High Intensity Areas include highrise office, hotels, apartments, retail and industrial uses which will be concentrated at major interchanges to make the most efficient use of infrastructure and to discourage urban sprawl;
- Plan amendments to urban densities must be served by central water and sewer (capacity to serve residents within the service area must be assessed before capacity can be allocated to serve new developments);
- Restricts the use of package plants;
- Much of the rural area has a Conservation land use designation overlay which effectively limits development in the entire area;
- Level of Service "E" standard for roads impacted by urban centers and higher LOS standards ("C" and "D") in outlying areas acts as an incentive to discourage urban sprawl;
- Plan encourages infill development by providing appropriate incentives (e.g., mixed Commercial/Residential districts, relaxed building heights) all of which will discourage urban sprawl; and
- Plan prohibits strip commercial development which will discourage urban sprawl.

The Seminole County growth projections were updated in 1994/1995 using the medium population projections prepared by the University of Florida, Bureau of Economic and Business Research (BEBR) and the BEBR Florida Long-term Economic Forecast. By 2013 population was projected to increase to 511,241, or nearly 75% greater than in 1990, an increase of almost 22,000 residents. To house those residents, the housing stock was projected to nearly double to 234,171 units as household size continued to decline slowly. Employment opportunities were projected to grow to 233,949, or by 85%, with most of that increase in the Service category, while Industrial employment remains nearly stable.



Vision 2020 Comprehensive Plan Seminole County, Florida



Vision 2020

For the last ten years the County's planning has been guided by two underlying themes: sustainability and value added planning. The vision that Seminole County describes and develops in its adopted Comprehensive Plan is one that both preserves and enhances the quality and value of our communities. This effort has created a solid foundation for future planning and includes an adopted future land use map and facility strategy which effectively limits urban sprawl; a natural lands acquisition and management program that was designed to restore key ecosystems and protect wildlife and natural areas; an economic incentives program to attract targeted industries and create new high paying jobs; a unique urban design element and program to maintain community quality and create neighborhood compatibility; and a secure and solid infrastructure support system.

In addition to traditional growth management and planning techniques, Seminole County also integrates value added planning principles which take the comprehensive planning process one step further by defining and implementing programs that add the most value to a community. In this respect, the planning process is designed as a proactive process of investing a community's resources to gain the most value possible.

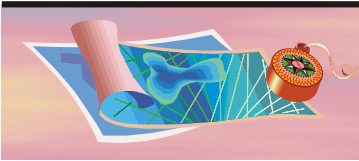
The Vision 2020 Plan is the first major update to the County's Comprehensive Plan since adoption of the 1991 Comprehensive Plan Update. The Vision 2020 Plan addresses the findings of the County's 1999 Evaluation and Appraisal Report (EAR) and incorporates amendments to eight (8) elements of the Comprehensive Plan. The eight (8) Spring elements are: Capital Improvement Element, Conservation Element, Design Element, Housing Element, Library Element, Recreation and Open Space Element and the Transportation Element. The remaining eight (8) elements (Intergovernmental Coordination, Drainage Implementation, Potable Water, Public Safety, Sanitary Sewer, Solid Waste, and Economic) are being updated in the Fall 2001 Plan Amendment cycle and will be included in Vision 2020 when adopted. Until these are adopted in the Fall 2001 amendment cycle, the existing (8) element will continue in force.

Vision 2020 is based on updated socioeconomic data projections. By 2020, the County's population is expected to increase to 497,648, or by 34 % over the next 20 years. The population aged 45 and over is projected to grow more rapidly over the next 20 years, while the growth rate for the school age population and the 25-44 age group is projected to level off. Housing is projected to grow by 37% to 204,017 units with multi-family housing forming a greater share of the total housing stock. Employment is projected to continue to increase significantly, however, at a slower pace that has been the recent trend. Employment is projected to increase to 286,858 jobs, or by 55% over the next 10 years. Attendant employment (jobs) is growing considerably faster than the County's population as the County moves from being a bedroom community to a major employment center. (See *Exhibits INT: Census 2000 Population - April 1 and Socioeconomic Data Projections* in Exhibits section of at rear of this section).

Vision 2020 provides policy guidance and direction toward ensuring a sustainable community for the residents of Seminole County:

- By protecting neighborhoods, and rural and conservation areas;
- By focusing growth in centers and development corridors and;
- By providing for facilities and services.





Vision 2020 Comprehensive Plan Seminole County, Florida

DEFINITIONS

The following definitions have been created for use with the Seminole County Comprehensive Plan and the Land Development Code of Seminole County. All other definitions are as defined in Chapter 163, F.S. and Rule 9J-5, F.A.C. and which definitions shall also apply to the Land Development Code of Seminole County.

AFFORDABLE HOUSING

A dwelling unit occupied by a household of very low, low, or moderate income, in which housing costs do not exceed 30% of the household's gross income for an owner-occupant, and 35% of gross for a renter. A very low income household earns 50% or less of the area's median household income. A low income household earns from 50-80% of the area's median income. A moderate income household earns from 80-120% of the area's median income. Housing costs include mortgage principal, interest, taxes and insurance or, in the case of a renter, gross rent and utilities.

ANTIQUATED PLAT

A subdivision of land that does not comply with current zoning district and/or 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.

ANTIQUATED SUBDIVISION

A subdivision of land that was created prior to modern land development regulations adopted in 1970 and does not comply with current zoning and/or subdivision standards, typically in terms of lot size, road access, stormwater management or utility service.

BACKLOGGED FACILITY

Road on the State Highway System operating at a level of service below the minimum level of service standards, which is not a constrained facility, and which is not programmed for construction adequate to bring it up to the applicable minimum level of service standard in the first three years of the Department's adopted work program or in a local government's capital improvements element.

CASINO GAMBLING

The term "casino gambling" means "playing or engaging in any game of chance for money or any other thing of value, regardless of how such game is named, labeled or otherwise characterized, which game was unlawful under the Constitution of the State of Florida or the statutory law of the State as of July 1, 1996".

CENTRAL TREATMENT FACILITY/PLANT

A large water or sewage treatment facility providing service to a number of customers over a broad area.

CLOSED LOOP SIGNAL SYSTEM

Closed Loop Signal System - A series of coordinated traffic signals that contains a high level of communication intelligence capable of being truly traffic responsive and user friendly. The system is a relatively inexpensive tool to maintain road-way capacity.



Vision 2020 Comprehensive Plan Seminole County, Florida



CLUSTER DEVELOPMENT

A development, usually residential, in which lot sizes are reduced while the overall density is not increased, thereby creating common open space areas, which are permanently restricted from development through recorded binding legal instruments.

COMMUNITY COMMERCIAL CENTER

This type of commercial center is designed to serve the general retail and service needs of a populated area lying 3-5 miles from the facility. Allowable uses include grocery stores, department stores, personal services, offices, restaurants and entertainment establishments. The intensity of a community commercial center generally ranges from 75,000 sf to 400,000 sf, with 150,000 sf representing a typical facility. Because community centers are supported by a large population base of 40,000-150,000 people and draw both local and passerby traffic, they are most appropriately located at the intersection of collector and arterial roadways.

COMMUNITY RESIDENTIAL HOME

The term "community residential home" shall be defined as set forth in Section 419.001, Florida Statutes, or its successor provisions.

CONSERVATION AND RECREATIONAL LANDS PROGRAM (CARL)

Created by the Florida Legislature (Sec. 253.023, F.S.) and implemented by the Department of Natural Resources, this program provides a means of acquiring and managing environmentally sensitive lands and other lands for recreation, water management and preservation of significant archaeological and historical sites. The areas to be purchased are selected by the Land Acquisition Selection Committee which annually ranks proposed projects according to criteria in Chapter 18.8 Florida Administrative Code. The Governor and Cabinet make final selection for acquisition based on recommendations made by the Committee.

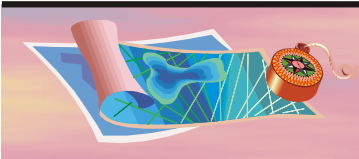
CONSTRAINED FACILITY

Road on the State Highway System operating at a level of service below the minimum level of service standards and on which it is not feasible to add two or more through-lanes to meet current or future traffic needs because of physical, environmental or policy constraints. Physical constraints primarily occur when intensive land use development is immediately adjacent to roads making expansion costs prohibitive. Environmental or policy constraints primarily occur when decisions are made not to expand a road based on environmental considerations, operational considerations or documented policy. (FDOT definition)

CORRIDOR OPEN SPACE

Corridor open spaces are areas through which wildlife and/or people may travel and which may connect residential or recreational areas. They may also be designed to provide leisure activities and for aesthetics. Typical corridors include rivers, creeks, utility easements, thoroughfares, scenic roads and recreation trails. Wetland and floodplain areas are often associated with water-based corridors.





Vision 2020 Comprehensive Plan Seminole County, Florida

EFFLUENT TAKEBACK PROGRAM

Program allowing or requiring the piping of reuse water back to a development for use in commercial activities or landscape irrigation. This water cannot be used for any purpose that may involve human consumption (fruit eaten raw, showers, etc.).

EXCLUSIVE TRANSIT FACILITY

A physically separated rail or road lane reserved for multi-passenger use by rail cars, busses, or van pools serving large volumes of home/work trips during peak travel hours. Exclusive transit facilities do not include high occupancy vehicle lanes.

EXISTING URBANIZED AREA

Area consisting of an incorporated place and adjacent densely settled area that together have a population of 50,000 or more. Places projected by the Department to become urbanized areas based on the 1990 Census are included in this definition. (FDOT definition)

FIVE ACRE RESOLUTION

A subdivision of land which is not subject to the normal requirements of the subdivision regulations because the lots are all 5 acres or more and no new roads or easements are created.

FLOODWAY

The channel of a river and the portion of the overbank floodplain that carries most of the flood.

FLOOR AREA RATIO

The square feet of building divided by the square feet of land within a development site.

FOSTER CARE FACILITY

The term "foster care facility" shall be defined as set forth in Section 393.063. (24), Florida Statutes, or its successor provisions.

FREEWAYS

Multilane divided highways having a minimum of two lanes for exclusive use of traffic in each direction and full control of ingress and egress. This includes all fully controlled limited access principal arterials.

GEOGRAPHIC SERVICE AREA

For recreational facilities, a geographic service area identifies the time or distance which a resident is willing to travel to use a given park or facility.

GROUP HOME FACILITY

The term "group home facility" shall be defined as set forth at Section 393.063(25), Florida Statutes, or its successor provisions.



Vision 2020 Comprehensive Plan Seminole County, Florida



INFILL DEVELOPMENT AREA

Infill development areas are vacant lands located in highly developed urbanized areas, as characterized by:

- located within existing central water and central sewer service areas; and
- surrounded by nonresidential development.

JOINT PLANNING AGREEMENT

An interlocal agreement enabled by Chapter 163.3171 and adopted at public hearing that provides for joint policies and programs on annexation, future land use designations, provision of services and conflict resolution.

LAND USE DESIGNATION

Classification of land use which allows a range of intensities and zoning districts and which describes existing or future uses of a parcel in terms of development type and special requirements. Land use designations represent the long-range desired use of a property and are not intended to automatically assure rezoning to a particular zoning district. The uses identified in the definitions for land use designations are to identify the range of uses within each designation. All uses noted as examples are not permitted within each zoning classification permitted within the designation. The Land Development Code identifies the particular uses permitted within particular zoning classifications.

LEACHATE COLLECTION SYSTEM

A pipe system buried in the landfill designed to remove water and other liquids which soak through the landfill mass. The leachate is then transported to a sewage disposal plant or sprayed back over the landfill to reduce the water content.

LEVEL OF SERVICE (TRAFFIC)

For highways is a qualitative measure describing operating conditions within a traffic stream and driver perception of the quality of traffic flow. Levels range from A to F with level of service A representing the best operating conditions and level of service F representing the worst operating conditions as defined by the Transportation Research Board "Special Report 209 Highway Capacity Manual".

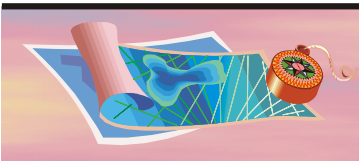
LOT

The least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified.

MAINTAIN

Means operating conditions should not be allowed to significantly degrade.





Vision 2020 Comprehensive Plan Seminole County, Florida

MAJOR PRIMARY STRUCTURES

Drainage structures which have an equivalent opening equal to or larger than a single 48 inch diameter circular conduit.

MANUFACTURED HOUSING

The term "manufactured housing" shall be defined consistent with the provisions of Part IV, Chapter 553, Florida Statutes, relating to factory-built housing, or its successor provisions.

MATERIALS RECOVERY FACILITY (MRF)

A facility that receives, processes and markets mixed recyclable materials that are source separated from municipal water streams.

MINOR PRIMARY STRUCTURES

Drainage structures which have equivalent clear openings equal to or larger than a single 30 inch circular conduit but no larger than a single 48 inch diameter circular conduit.

MOBILE HOME

The term "mobile home" is defined as set forth in Section 320.01 (2), Florida Statutes, or its successor provisions.

NEIGHBORHOOD COMMERCIAL CENTER

The neighborhood commercial center is the smallest of three types of commercial centers (neighborhood, community and regional) and is intended to serve the daily retail and service needs of the immediate residential area. Allowable uses include convenience or grocery store, and limited neighborhood personal services such as dry cleaner, hair salon, laundromat. Excluded uses are those that serve the larger community market such as merchandise stores, department stores, specialty retail and restaurants. Retail space needed to serve a neighborhood area generally ranges from 2,500 sf to 30,000 sf, but should not exceed 75,000 sf of gross leasable area.

NEIGHBORHOOD PARK

The Neighborhood Park is a "walk-to" park generally located along streets where people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood in a radius of up to one-half mile, and should have at least 2 acres for each 1,000 population. Its size usually ranges from 5 to 10 acres, and it serves a population of up to 5,000.

NET BUILDABLE ACRES

The number of acres within the boundary of a development excluding areas devoted to road rights-of-way, transmission power line easements, lakes and wetland or flood prone areas.

NET RESIDENTIAL DENSITY

The number of dwelling units per net buildable acre.

NOISE CONTOUR

The line encompassing an area exposed to the same noise level as measured by average day/night decibel levels (Ldn). The 65 Ldn noise contour, for example, encompasses the airport and surrounding area exposed a noise level



Vision 2020 Comprehensive Plan Seminole County, Florida



of 65 Idn or higher. Noise contours for both existing and future airport conditions are depicted on the Central Florida Regional Airport Master Plan.

OPERATING CONDITIONS

Means the situation under which a road is performing. Operating conditions are determined by the traffic, roadway, and signalization characteristics of a road; and can be described by such factors as speed and travel time, freedom to maneuver, traffic interruption, comfort and convenience, and safety.

OVERRIDING PUBLIC INTEREST

Describes a situation where an action is taken by Government after a finding that the public's health, safety and welfare clearly overrides the goals, objectives, policies, or provisions of the Comprehensive Plan.

PARCEL OF LAND

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as a unit, or which has been used or developed as a unit.

PASTORAL OPEN SPACE

Pastoral open spaces are areas identified and maintained for present. Resource based and passive recreation which are compatible with the areas natural resources may be present. Examples of pastoral open space areas may include Federal, State, or County parks and forests or other areas established for resource preservation.

PERMANENT OPEN SPACE

Currently undeveloped rural lands such as forests, wetlands and open pastures which are prohibited from future development either through public ownership or legally binding use restrictions.

PLAT

A map or delineated representation of the subdivision of lands, being a complete, exact representation of the subdivision and other information in compliance with the requirement of all applicable statutes and of local ordinances, and may include the terms "replat," "amended plat," or "revised plat."

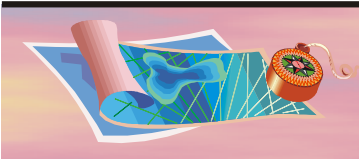
PUBLIC HEARING

A meeting held in conformance with all required public notice requirements at which time a decision by the body holding the hearing is usually rendered.

PUBLIC MEETING

A meeting held in conformance with all required public notice requirements, if any, at which time the proposed material is generally discussed and a decision by the body holding the meeting is not usually rendered.





Vision 2020 Comprehensive Plan Seminole County, Florida

PRIMARY STRUCTURES

Drainage structures which have a clear opening equivalent to or larger than a single 30 inch diameter circular conduit.

PROPORTIONAL CAPACITY

The percentage of permitted capacity of shared water or sewer treatment facilities which is dedicated to serving customers in other jurisdictions.

RARE UPLAND HABITAT

The term "rare upland habitats" means those vegetative communities identified by the County as scrub, longleaf pine - xeric oak, sand pine scrub, xeric oak and live oak hammock. The vegetative communities referred to above are defined in the Florida Land Use Cover and Forms Classification System which is published by the Florida Department of Transportation which is incorporated herein by this reference thereto as if fully set forth herein verbatim.

RECYCLING

The removal of such items as glass, metal and newspaper from the waste stream going to the landfill for permanent disposal. These materials are redirected to recycling centers for reuse.

REGIONAL COMMERCIAL CENTER

This is the largest type of commercial center and is designed to serve the full range of a region's merchandise needs. Generally, regional centers require a minimum trade area population of 150,000, and in urbanizing areas are located so that traveling time and distance are a maximum of 20 minutes and 8 miles. The gross leasable area of regional commercial centers ranges from 400,000 sf to 1,000,000 sf or larger. Because this type of commercial center draws its market from a large geographic area and generates large amounts of traffic, regional centers should be located on an arterial roadway with close proximity to a limited access expressway interchange.

REGIONAL PARK

Regional parks are large, resource-based areas that serve two or more communities or counties and are usually located within an hour's driving distance of the residents they serve. A space allowance of 20 acres per 1,000 population is suggested. The park should serve a population of over 100,000 and should range in size from a minimum of 250 acres to as much as several thousand acres.

RELIEVER AIRPORT

An airport facility designated by the Federal Aviation Administration to supplement passenger traffic capacity of a primary passenger airport (Orlando International Airport is Central Florida's primary facility.) Central Florida Regional Airport is classified as a reliever airport.

REUSE WATER

Waste water treated beyond the normal effluent treatment requirements allowing use in commercial and agricultural businesses and landscape irrigation.



Vision 2020 Comprehensive Plan Seminole County, Florida



RURAL AREA

That portion of the County characterized by agricultural and large lot (5 acres or greater) residential uses, rural roads with limited commercial encroachments, ample views of wooded areas and open spaces and occasional rural villages that provide the commercial and community support services required by the residents and businesses of the outlying areas.

RURAL CHARACTER

Within the Wekiva River Protection Area, the term “rural character” means those characteristics which convey a sense of rural lifestyle including agricultural uses, limited residential density at one (1) unit per net buildable acre or less, large lots, ample views of wooded areas and open space, preservation of greenway and wildlife corridors, narrow pavement widths, rural roadway corridors, public and private roads predominantly no more than two (2) lanes in width, development of commercial land uses set forth on the Future Land Use Map in effect on December 15, 1999, and a preference for rural vernacular architecture. Such characteristics preclude any further commercial development on lands not designated for commercial land uses on the Future Land Use Map in effect on December 15, 1999. For the purpose of ensuring consistency with the Wekiva River Protection Act, rural character within the Wekiva River Protection Area within Seminole County is maintained through a pattern of land use designations consisting of predominantly Suburban Estates, Conservation, and Recreation (for the purpose of protecting natural resources.) It is the express intent of this definition to ensure that, within the Wekiva River Protection Area but outside of the East Lake Sylvan Transitional Area, each development order approved by the County limits the density of the residential development subject to that development order to (a) the current adopted density of the subject development existing at the time of the enactment of this definition or (b) a density no greater than one (1) dwelling unit per net buildable acre.

RURAL ROADWAY CORRIDOR

Designated roadways which are regulated to preserve or enhance the aesthetic character of a rural area; land clearing restrictions, extraordinary building setbacks, supplemental tree planting programs, control of driveway cuts and control of signs are typical components used in establishing such corridors.

RURAL SUBDIVISION

A subdivision which creates lots of 5 acres or more subject to standards designed for rural, large lot development rather than those for urban subdivisions; narrower pavement widths, optional sidewalks, reduced drainage areas and the use of only rustic materials for fences are examples of rural standards.

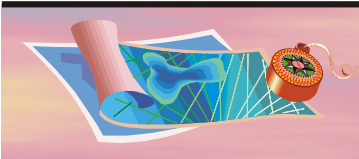
SECONDARY STRUCTURES

Drainage structures which have equivalent clear opening smaller than a 30 inch diameter circular conduit.

SIGNIFICANTLY DEGRADE

A peak hour increase in traffic volume of five percent or a decrease in average travel speed of ten (10) percent.





Vision 2020 Comprehensive Plan Seminole County, Florida

SPECIAL FACILITIES

These facilities include boat ramps, canoe trails, roadway rest-stops and other recreational areas that are used for specific purposes.

SPECIAL TRANSPORTATION AREAS (STA'S)

Are compact geographic areas in which growth management considerations justify a lower minimum level of service standard than would normally apply to some or all of the roads in such area. STAs may include all or portions of central business districts, outlying business districts, redevelopment areas, area wide or downtown developments of regional impact, regional activity centers, historical areas, development corridors, state parks and other areas as permitted by policy. STAs do not apply to entire cities or to strip development along individual state highway corridors. (FDOT definition)

SPECIAL ACT AREA

An area designated for special environmental protection by Florida Statute, typically providing for procedures for review of local comprehensive plans land development regulations and certain development permits applicable to a protection area delineated by the Act; and other duties and requirements of County, regional and State agencies. The Wekiva Protection Act was the State's first such Special Act Area within Seminole County.

STANDARD HOUSING

Housing units being in good and inhabitable condition, not lacking complete plumbing facilities or heating facilities, or being overcrowded with more than 1.01 person per room.

STRIP COMMERCIAL

Strip commercial development is free standing commercial development along a road as opposed to being concentrated at major intersections. Strip commercial is characterized by:

- Relatively small and narrow parcels (lot depths of approximately 300 feet or less); or,
- frequent curb cuts, lack of coordinated access such as cross access drives or joint use driveways; or
- lack of coordinated parking, between commercial uses.

SUBSTANDARD HOUSING

Housing units being in a dilapidated condition lacking complete plumbing facilities, lacking heating facilities, and/or being overcrowded with more than 1.01 person per room. For purposes of this Plan, substandard housing requiring "substantial rehabilitation," as defined by 24 CFR Part 92.2, in order to meet U. S. Department of Housing and Urban Development Minimum Housing Quality Standards, shall be considered dilapidated and shall be considered for demolition.

TRANSITIONING INCORPORATED AREA

An area projected to become part of a city outside an existing urbanized area within the next 10 to 20 years. (FDOT definition)



Vision 2020 Comprehensive Plan Seminole County, Florida



TRANSITIONING URBANIZED AREA

An area which is projected to become part of an existing urbanized area within the next 20 years. (FDOT definition)

URBAN COMMUNITY PARK

An urban-community park is designed to serve the recreation needs of several communities, a city, or a county, and usually provides some areas and facilities that are resource-based. Typical areas and facilities include natural areas, campgrounds and play apparatus. Additional facilities may include a zoo, a golf course or a botanical garden.

Driving periods of up to 30-40 minutes may be required to reach an urban-community park, which should, when possible, be located on the periphery of a large urban area. Each such park should be utilized by an average population of 50,000, with a desirable space allowance of 3-5 acres per 1,000 people. Within Seminole County, Urban-Community parks are designed to serve the needs of the entire County. A size range between 50-200 acres is desirable. Although, larger areas are found often where a large portion of a site is set aside for passive recreation and preservation.

URBAN SUBDIVISION

A subdivision which creates lots under 5 acres in size and complies with the requirements of the urban subdivision regulations.

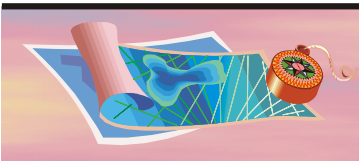
UTILITARIAN/URBAN OPEN SPACE

Utility open spaces are areas generally unsuited for development which may present a public safety or health hazard. These areas include floodplains, wetlands, water bodies, areas of poor soils, retention and detention drainage areas. Properly designed non-structural and landscaped retention areas may serve as an open space amenity.

WORKSHOP

A meeting which usually involves staff level review of the subject material and may not necessarily involve general public involvement. Workshops are used to revise proposed material pursuant to, or in preparation for public hearings/meetings.





Vision 2020 Comprehensive Plan Seminole County, Florida

ABBREVIATIONS

9J-5	-	Rule 9J-5, Florida Administrative Code
ACLFS	-	Adult Care Living Facilities
ADF	-	Average daily flow
ADT	-	Average daily trips
BCC	-	Board of County Commissioners
BEBR	-	Bureau of Economic and Business Research
CAC	-	Citizen Advisory Committee
CAD	-	Computer Aided Dispatch
CALNO	-	Council of Governments
CARL	-	Conservation and Recreational Lands Program
CBD	-	Central Business District
CDBG	-	Community Development Block Grant
CFCRA	-	Central Florida Commuter Rail Authority
CFRA	-	Central Florida Regional Airport
CIE	-	Capital Improvements Element
CMS	-	Concurrency Management System
CMAC	-	Concurrency Management Citizen Advisory Committee
CMTAC	-	Concurrency Municipal Technical Advisory Committee
COHC	-	School Board Capital Outlay and Housing Committee
COMCAT	-	Computerized Catalog
C.R.	-	County Road
CRPP	-	East Central Florida Comprehensive Regional Policy Plan
DCA	-	Florida Department of Community Affairs
DIME	-	Dual Independent Map Encoding
DU/AC	-	Dwelling unit per acre
DU	-	Dwelling unit
ECFRPC	-	East Central Florida Regional Planning Council
EMS	-	Emergency Medical Service
EOC	-	Emergency Operations Center
ERC	-	Equivalent Residential Connection
ESGP	-	Emergency Shelter Grants Program
F.S.	-	Florida Statutes
FAA	-	Federal Aviation Authority
FAR	-	Floor area ratio
FDCA	-	Florida Department of Community Affairs
FDER	-	Florida Department of Environmental Regulation
FDNR	-	Florida Department of Natural Resources
FDOT	-	Florida Department of Transportation
FEMA	-	Federal Emergency Management Administration
FIRM	-	Flood Insurance Rate Maps
FLIN	-	Florida Library Information Network
FY	-	Fiscal Year



Vision 2020 Comprehensive Plan Seminole County, Florida



- GBF - Geographic Base File
- GIS - Geographic Information System
- HDR - High Density Residential land use category
- HIP - Higher Intensity Planned Development land use category
- HRS - Department of Health and Rehabilitative Services
- HUD - United States Department of Housing and Urban Development
- I-4 - Interstate 4
- ILL - Interlibrary loan subsystem
- ISO - Insurance Service Office
- JPA - Joint Planning Agreement
- KSF - Thousand Square Feet
- LDC - Land Development Code
- LDR - Low Density Residential land use category
- LOS - Level of service
- MDR - Medium Density Residential land use category
- MGD - Million gallons per day
- MPO - Metropolitan Planning Organization
- MSA - Metropolitan Statistical Area
- MSBU - Municipal Services Benefit Unit
- MTAC - Municipal Technical Advisory Committee
- OCLC - On-line Computer Library Center
- OUATS - Orlando Urban Transportation Study
- PA - Planning area
- PCD - Pounds per capita per day
- PSI - Pounds per square inch
- RRP - Rental Rehabilitation Program
- SC - Seminole County
- SCS - Soil Conservation Service
- SCOPA - Seminole County Port Authority
- SF - Single family
- SJRWMD - St. Johns River Water Management District
- TAC - Technical Advisory Committee
- USGS - United States Geographical Survey
- S.R.-State Road

