Seminole County Land Development Code Update Stakeholder Meeting #2

CONIN DSSOCIATES

September 17, 2020

Today's Agenda

- Project Process
- Major focus areas for the next phase
 - Mixed Use / Infill Development
 - Rural Standards
 - Attainable Housing
- Follow up on prior feedback

Overview of Process

- Review of Current Regulations
 - 1. Including Board Work Sessions and Public Input
 - 2. White Paper #1 (ID issues and approach)
- Recommend Strategies for Rewrite
 - 1. Including Board Work Session and Public Input
 - 2. White Paper #2 (detailed recommendations)
 - 3. Draft Code Revisions
 - 1. Including Board review and public input
 - 4. Final Approval / Adoption

Scope of Changes

- Key Chapters
 - Definitions
 - Zoning Regulations
 - Arbor Regulations

- This effort will not:
 - Change the Comprehensive Plan
 - Change the Zoning Map

Mixed Use, Infill, and Redevelopment

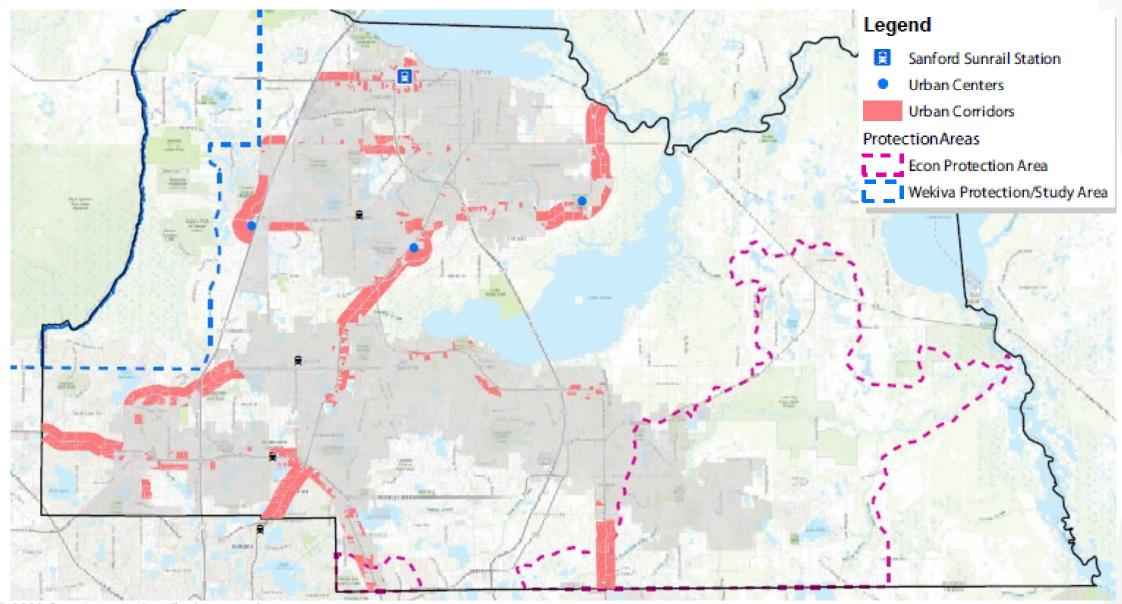
Mixed Use in the Comprehensive Plan

- "capture" of automobile trips within a development to improve traffic
- energy conservation and the reduction of greenhouse gases
- public transit, bicycle and walking
- discourage sprawl development
- redevelopment of the US 17-92 corridor
- allow for a range of housing types
- supporting the Central Florida Regional Growth Vision





Where would it be?



Where won't it be

Mixed Development land use shall not be assigned to properties within the Wekiva River Protection Area or the East Rural Area of Seminole County. (pg. FLU-150)

What is Mixed-Use Development?

- Centers or neighborhoods:
 - With two or more complementary uses (e.g. workplaces, homes, stores, restaurants, entertainment)
 - Designed to allow people to travel easily (especially on foot or by bicycle) between uses without using major transportation networks (Policy FLU 14.3)

What is Mixed-Use Development?

Vertical Mixed-Use



CA Live-Work Units

Horizontal Mixed-Use



Can you walk somewhere comfortably?



Can your kids walk somewhere comfortably?



Types and Purposes of Open Space in Developments

- Nature Habitat and Function
 - Wetlands, water bodies and stormwater
 - Animal habitat
- Visual appeal
 - Buffers
 - Landscaped areas
- Usable Open Spaces
 - Parks, Plazas, and Trails
 - For recreation, relaxation, and/or community events

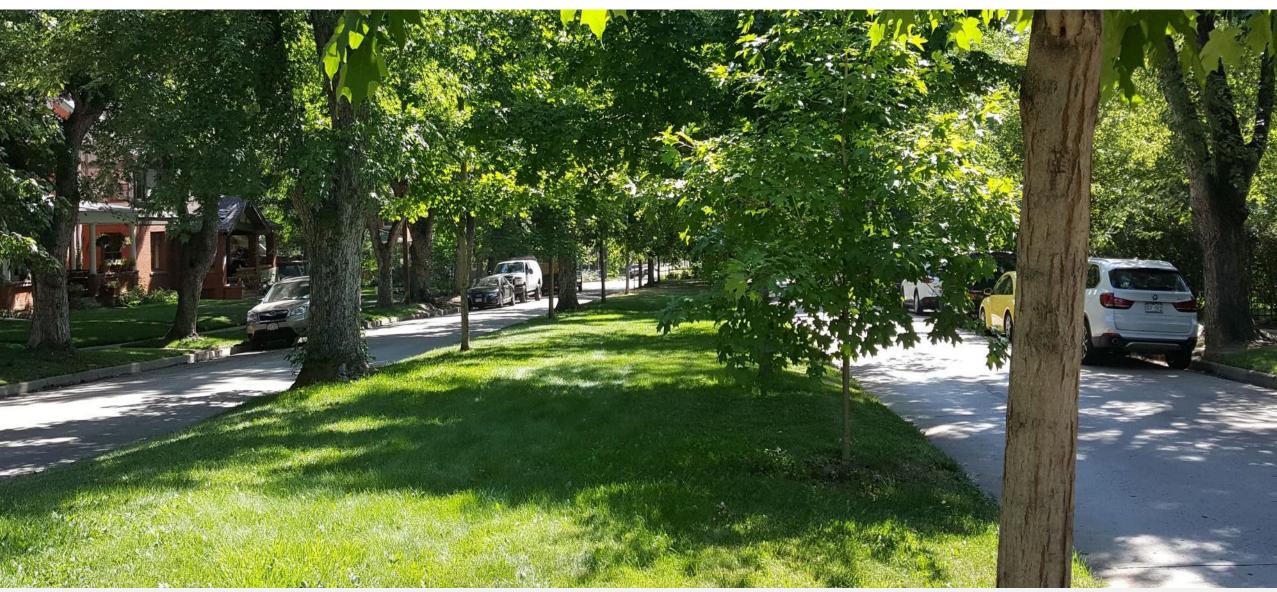
Enhanced Stormwater Ponds



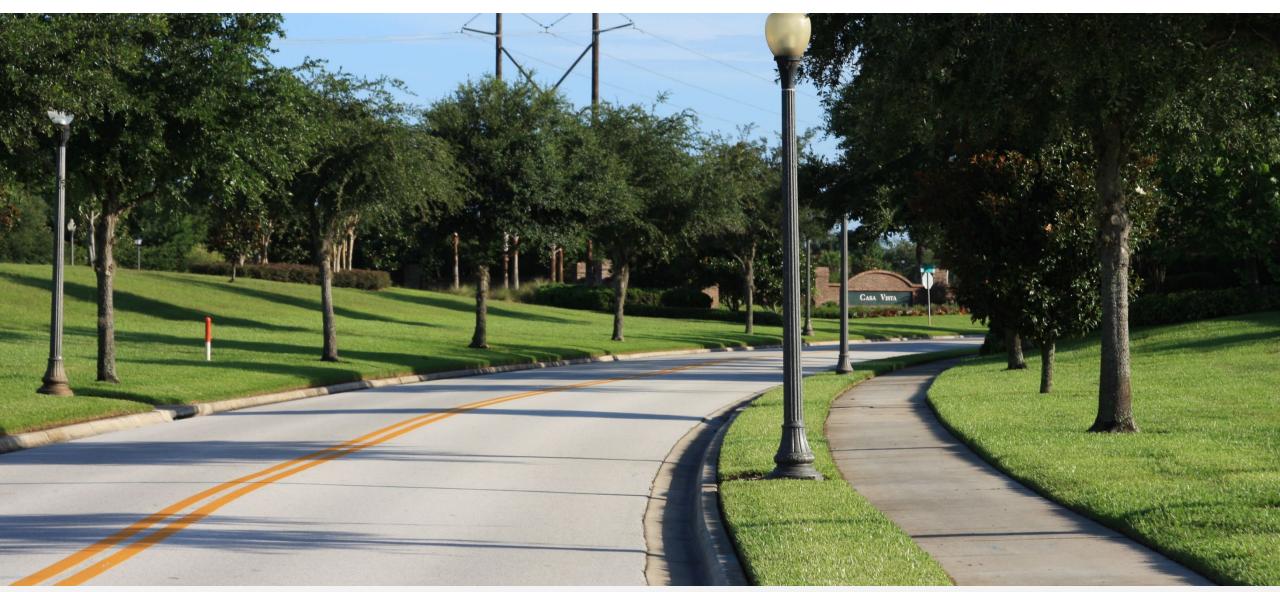
Enhanced Stormwater Ponds



Visual Appeal



Open Space for Visual Appeal













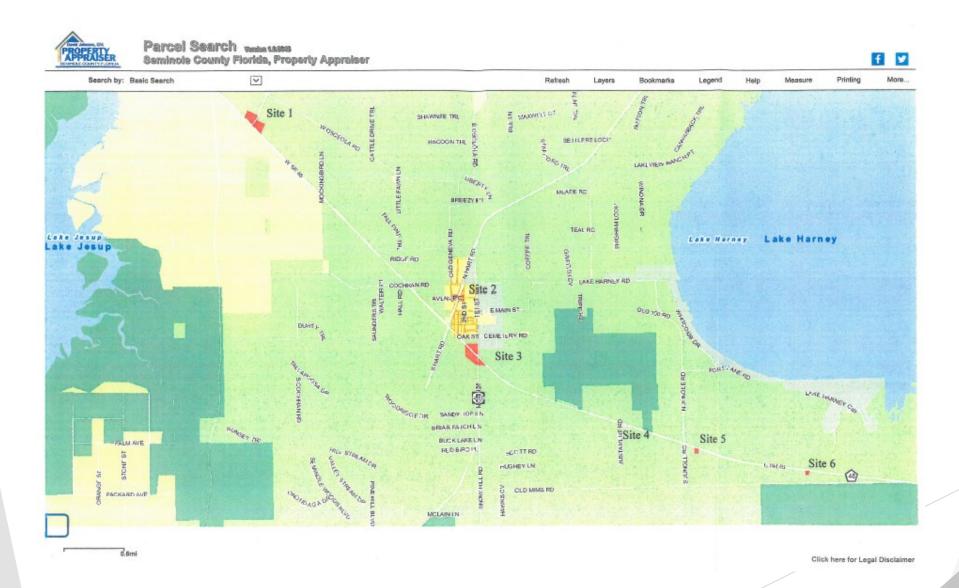
Rural Standards

Rural Standards

- Rural Character
 - Provide design standards for non-residential uses in rural areas
- Address residential character in A-1 Zone
 - Truck Parking
 - Non-residential Accessory Structures
 - Assembly Uses (including religious assemblies)



Rural Non-Residential Design Standards



Rural Non-Residential Design Standards



Rural Non-Residential Design Standards



Attainable Housing

What is attainable housing?

- Rent/mortgage, taxes, and utilities less than 30% of household income
- Affordable housing
 - Housing affordable to moderate, low, and very low-income households (as defined by HUD)
 - Typically 50 100% of AMI*; example: \$32,550 \$65,100 in Central Florida**
- Workforce housing
 - Housing affordable to Seminole County working households that earn up to 140% of the AMI* (\$91,140**).

*Area Median Income
**Income limits vary by household size

Approaches to Attainable Housing

- Incentives (density bonuses), state and federal funding
- Broadening housing types e.g."Missing Middle"
- Accessory Dwelling Units
- Changes to standards (e.g. minimum living area)





Bonuses for development of workforce housing

- MXD: Up to 25% density and intensity bonus if 20% of development is workforce housing (40 upa / 1.0 FAR maximum) (FLU-150)
- Urban Centers and Corridors: 15% affordable and workforce housing affects density formula (20 upa maximum) (FLU-61)
- Density Incentives and design flexibility (FLU 10.1)
 - \rightarrow 4 \rightarrow 7 dupa in LDR
 - ► $10 \rightarrow 12$ dupa in MDR
 - \triangleright 20 → 22 dupa in HDR

Missing Middle Housing



"allow for a full-range of housing types (e.g., condominiums, town homes, single family) to be developed, by right, within the same project" (HSG 4.4)



Follow-Up Items

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- Open Space: types and uses
- Flexibility in parking standards
- Solar farm and tree preservation
- Florida-friendly landscaping

Thank You