

APPL No. _____
PROJ No. _____
FLUA No. _____



ATTACHMENT A
FUTURE LAND USE MAP AMENDMENT APPLICATION

**SEMINOLE COUNTY PLANNING DIVISION
1101 EAST FIRST STREET, ROOM 2201
SANFORD, FL 32771-1468
PHONE (407) 665-7444 - FAX (407) 665-7385**

**SEMINOLE COUNTY LAND PLANNING AGENCY/ PLANNING AND ZONING COMMISSION
AND BOARD OF COUNTY COMMISSIONERS**

The Future Land Use Map of the Seminole County Comprehensive Plan (Plan) is a graphic representation of the policies of the Plan and must be consistent with Plan policies. Amendments to the Future Land Use Map are reviewed against planning, timing, compatibility, and public facility policies of the Plan. Each application is reviewed to determine Countywide impacts or significant areawide impacts, including effects on internal consistency and fiscal structure of the Plan. The County also evaluates proposed amendments for consistency with the State Comprehensive Plan, the Central Florida Regional Growth Vision and the East Central Florida Strategic Regional Policy Plan. The locations of these documents are identified in this application package.

Four (4) major categories of Plan policies are checked to determine consistency of a proposed amendment with the Seminole County Comprehensive Plan. These are:

- A Programs: Plan policies address continuance, expansion and initiation of government service and facility programs, including capital facilities. Each application for a land use amendment shall include an assessment of impacts on any Plan-related programs (particularly on the timing/financing of these programs) that the amendment will create if approved.
- B Regulations: The Plan also contains general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines are part of the evaluation of the overall consistency of the land use amendment with the Comprehensive Plan.
- C Development Policies: Additional criteria and standards are included in the Plan describing when, where and how development is to occur. The applicant must ensure consistency of the proposal with policies directing the appropriateness of a proposed use, including intensity, location, and timing of the requested amendment.
- D. Coordination: Each application shall be evaluated to determine any potential additional intergovernmental coordination activities that would be generated, and how those should be addressed.

<i>Staff Use Only</i>	
Reviewer's Name: _____	Application Date: _____
Item Sufficient for Processing: <input type="checkbox"/> Yes <input type="checkbox"/> No	Review Date: _____

APPLICATION OUTLINE

STANDARDS OF REVIEW FOR LARGE AND SMALL SCALE FUTURE LAND USE MAP AMENDMENTS:

1. Future Land Use Intensities And Allowable Zoning Classifications
2. Comprehensive Plan Consistency With Development, Regulatory And Intergovernmental Coordination Policies
 - a. Compatibility With Development Policies
 - b. Supporting And Furthering Seminole County Comprehensive Plan Development And Regulatory Goals, Objectives And Policies
 - c. Consistency with Regional Vision and Regional and State Plans And Furthering Of Intergovernmental Coordination
3. Data And Analysis - Assessment Of Impact On Plan Programs To Ensure Internal Consistency:
 - a. Comprehensive Plan Internal Consistency – Assessment Of Impacts On Programs
 - i. Facility Capacity Impact Assessment Worksheets 1 through 5
 - b. Assessment Of Need For Special Area Data And Analysis Evaluation
 - i. Amending the East Rural Area, Including The Urban/Rural Boundary
 - ii. Amendments Within The Econlockhatchee Protection Area
 - iii. Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)
 - iv. Amendment Requesting Planned Development (PD)
 - v. Plan Amendments With Potential Impact On Employment Centers
 - vi. Amendments Within The Wekiva River Protection Area Including the East Lake Sylvan Transitional Area
 - c. Special Area Data And Analysis Evaluation Requirements - Complete Only If Applicable
 - i. Standards For Amending The East Rural Area, Including The Urban/Rural Boundary
 - ii. Standards For Amendments Within The Econlockhatchee River Protection Area
 - iii. Standards For Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)
 - iv. Standards For Plan Amendments Requesting “Planned Development” (PD) Future Land Use Designation
 - v. Standards For Plan Amendments With Potential Impact On Employment Centers
 - vi. Standards For Plan Amendments Within The Wekiva River Protection Area, Including The East Lake Sylvan Transition Area

STANDARDS OF REVIEW FOR LARGE AND SMALL SCALE FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan. With respect to Special Area requirements, applicants must fill in the boxes provided to indicate whether or not an item is applicable to the request. The application must be submitted in a digital format as an editable file created in Microsoft Word and labeled/numbered according to the Application Outline. All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED.
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT.**

1. FUTURE LAND USE INTENSITIES AND ALLOWABLE ZONING CLASSIFICATIONS

All proposed future land use designations (FLU) and zoning classifications must be consistent with *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications of the Comprehensive Plan (Attached)*.

Requested FLU Designation(s) _____
Requested Zoning Classification (if any) _____

2. COMPREHENSIVE PLAN CONSISTENCY WITH DEVELOPMENT, REGULATORY AND INTERGOVERNMENTAL COORDINATION POLICIES

a. Compatibility With Development Policies

Seminole County Comprehensive Plan Objectives FLU 2, 4 and 5 focus upon compatibility issues with respect to development and redevelopment. The Seminole County Comprehensive Plan defines ‘compatibility’ as follows:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Please complete the following:

- FLU Designation to the north of subject property _____
- FLU Designation to the south of subject property _____
- FLU Designation to the east of subject property _____
- FLU Designation to the west of subject property _____

¹ Small Scale Amendment involves areas of 10 acres or less or residential densities of 10 units or less per acre [Section 163.3187(1)(c), Florida Statutes]. Large Scale Amendment involves areas of more than 10 acres or residential densities of more than 10 units per acre [Sections 163.3184, 3187, and 3189, FS for provisions regarding amendments].

Applicants shall also provide a brief narrative, labeled with the number of this question, addressing the issue of whether the character of the surrounding area has changed enough to warrant a different land use designation, including the following information:

- Recent changes (within past five years) to the character of the surrounding area that support the need for or justify a different land use designation for the subject property
- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the request for a change in land use designation for the subject property (i.e., consistency with planned public facility improvements).

b. Supporting and Furthering Seminole County Comprehensive Plan Development and Regulatory Goals, Objectives and Policies

- Applicants shall identify Seminole County Comprehensive Plan goals, objectives and policies with which the proposed amendment is consistent, and/or which the proposed amendment supports and furthers, and shall attach a brief typed narrative, labeled with this Question number, detailing how the application demonstrates that consistency, supportiveness and furthering of those goals, objectives and policies. (See <http://www.seminolecountyfl.gov/pd/planning/compplan.asp>)

c. Consistency with Regional Vision and Regional and State Plans and Furthering of Intergovernmental Coordination

- Applicants shall identify which of the six regional growth principles from the Central Florida Regional Growth Vision are supported and furthered by this application, and which policies of the Regional and State Plans are supported and furthered.
- Applicants shall identify how the application is consistent with and furthers intergovernmental coordination policies of the Seminole County Plan, and Regional and State Plans

3. DATA AND ANALYSIS - Assessment Of Impacts On Plan Programs To Ensure Internal Consistency

The following table enables the applicant to assess the facility requirements of the proposed amendment and identify which Facility Capacity Impact Assessment Table(s) need to be completed.

REQUIRED SERVICES AND FACILITIES

LAND USE (1)	Rural 3, Rural 5, Rural 10	Suburban Estates	Low Density Residential	Medium Density Residential	High Density Residential	Office	Higher Intensity Planned Development	Commercial	Industrial	Mixed Development
SERVICE FACILITIES:										
Central Water		X	•	•	•	•	✓	•	•	•
Central Sewer		X	•	•	•	•	✓	•	•	•
Paved Road		•	•	•	•	•	✓	•	•	•
Solid Waste Collection	•	•	•	•	•	•	✓	•	•	•
Sidewalks Internal		•	•	•	•	•	✓	•	X	•
Sidewalks External	X	X	•	•	•	•	✓	•	X	•
Transit		X	X	X	X	X	✓	X	X	X
Street Lights		X	•	•	•	•	✓	•	•	•

(1) The Planned Development future land use is not specifically listed on this table as it allows for a variety of uses and intensities within a development site, and service and facility requirements will vary according to development intensity. At a minimum, services and facilities must be consistent with the requirements of individual future land use designations which correspond to the uses and intensities on the development site.

- X May be required on a site specific basis
- Services and facilities required
- ✓ See appropriate future land use designation

NOTE: In some cases central water and sewer may not be in close proximity to infill development parcels and well or septic may be used on an interim basis. However, at such time central water and sewer become available, the development will be required to connect to those systems. Also, any future expansion, redevelopment or site change will subject the property to the requirement to connect to central water and sewer.

a Comprehensive Plan Internal Consistency – Assessment of Impacts on Programs

As part of the required submittal for a Future Land Use Map Amendment, the applicant shall include complete information on estimated demand of proposed use and available capacity of public facilities at levels of service (LOS) contained in the Seminole County Comprehensive Plan. Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted LOS. For central water and central sewer service, the servicing utility must provide: (a) a completed worksheet; (b) letter stating capacity is available to serve; and (c) a willingness to serve the proposed development.

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

NOTE: This analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

For each applicable public facility, the applicant must provide the following information:

Facility	Information To Be Provided
Basic Information	Complete attached Worksheet #1
Potable Water	Complete attached Worksheet #2
Sanitary Sewer	Complete attached Worksheet #3
Recreation/ Open Space & Mass Transit	Complete attached Worksheet #4
Solid Waste Disposal	Complete attached Worksheet #5
Transportation	Applicants must hold a methodology meeting with Public Works staff within 30 days of submission of the application to determine the type and scale of the required traffic study. Contact 407 665 5707.
Drainage	Applicants must design the development to meet the specifications of Capital Improvements Element Exhibit CIE: “Facility LOS – Drainage”, and Policies DRG 5.1 and 5.2.
Schools	Applicants must submit necessary data to the Facilities Planning Office at the Seminole County School Board for review and analysis of proposed amendments. This analysis is not a concurrency review and DOES NOT reserve school capacity for any specific development (2007 Interlocal Agreement for Public School Facility Planning and School Concurrency). Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis.

Seminole County

Facility Capacity Impact Assessment Worksheet 1 of 5

Basic Information

Applicant Name:	_____		
Project Name:	_____		
Amendment Type:	_____		
Proposed Future Land Use Change	From:	_____	To: _____

Worksheets Completed By:	
Name:	_____
Date Completed	_____

Maximum Allowable Development Under Proposed Land Use		
Proposed Future Land Use		FLU
Residential Allowable Maximum Dwelling Units/Acre		DU/acre
Non-Residential Allowable Maximum FAR		Percent
Gross Acres		Acres
Residential Maximum Facility Capacity Test Figure		DU
Non-Residential Maximum Facility Capacity Test Figure		SqFt

Water and Sewer Level of Service Provided by Serving Utility *						
Potable Water	Residential		gpd/DU	Non-Res		gpd/sqft
Sanitary Sewer	Residential		gpd/DU	Non-Res		gpd/sqft

** For Residential LOS: for County/City utilities, enter LOS adopted in jurisdiction's Comprehensive Plan; for private providers, enter authorized unit demand standard. For Non-Residential LOS: use 0.1 gal/sqft unless a more accurate figure can be substantiated.*

Seminole County County-Wide Levels of Service - Applies to all land use amendments						
Solid Waste	Landfill	4.2	lbs/per/day	TransferSt	4.3	lbs/per/day
Recreation Acres	Total	3.6	acres/1K pop	Developed	1.8	acres/1K pop
Mass Transit	Countywide	1.03	rev mile/per			

NOTE: The impact assessments for Transportation and for Schools are provided under separate covers by the applicant. The impact assessment for Drainage is performed following site plan submittal.

L:\pl\projects\FORMS\Application Forms\LU-RZ Application Form Source Files\Source Docs\LU-RZ Attachment A Worksheets V11 wo formulas.xlsx

Facility Capacity Impact Assessment Worksheet 2 of 5

Potable Water Facilities

Proj.Name:	Applicant:	Date Completed:
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1. Provider to complete form and attach a signed letter stating: "Sufficient permitted withdrawal capacity is available to provide the requested service without reducing the current level of service provided utility customers."
2. If the land use is Planned Development, compute the worksheets using in the calculations the actual number of units and/or square feet being proposed.
3. For other land uses, use the **maximum allowable** net residential density and/or **maximum FAR** in worksheets. Net Acres is calculated as: Gross Acres minus (Wetlands plus Floodprone Areas plus Transmission Powerline Easements).

Utility Owner: _____	Phone: _____
Facility Name and Service Area Name: _____	
Facility Location: _____	
Facility Identifier #: _____	
SJRWMD CUP #: _____	Expiration Date: _____
Is the facility operating under a temporary permit? - Mark "X" to the right: YES _____ NO _____	

Line	Facility/Demand	Entries	Notes/Units
1	Current year		Year
2	Facility Design Capacity		AADF mgd (Annual Average Daily Flow)
3	Consumptive Use Permitted Withdrawal Capacity (CUP)		AADF mgd (Annual Average Daily Flow)
4	Current Demand *		Most recent 12 months AADF mgd
5	Committed Withdrawal Demand		AADF mgd for service not currently provided but committed to be provided
6	Available Capacity Surplus(Deficit) [Lines 3 - (4+5)]		Available permitted capacity mgd

DEMAND CALCULATION - Residential				
	Unit Count	Level Of Service (LOS) ** gpd	Demand	Notes/Units
7				Enter Unit Count x LOS per unit/1.0mgd
DEMAND CALCULATION - Non-Residential (Show demand calculation method in space below. ***)				
8	Enter results of non-residential calculation here:			Non-Res Demand mgd
9	Total Proposed Withdrawal Demand (Lines 7 + 8)			Total Demand mgd

10	Remaining Capacity Surplus(Deficit) (Line 6 - 9)		Remaining permitted capacity mgd
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* Based on submitted Monthly Operating Reports (MORs)

** Residential LOS: For County/City utilities, enter LOS adopted in jurisdiction's Comprehensive Plan. For private providers, enter authorized unit demand standard.

*** Non-Residential: For County/City/Private, show calculation methodology generating total non-residential demand.

Facility Capacity Impact Assessment Worksheet 3 of 5

Sanitary Sewer Facilities

Proj.Name: _____	Applicant: _____	Date Completed: _____
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1. Provider to complete form and attach a signed letter stating: "Sufficient permitted withdrawal capacity is available to provide the requested service without reducing the current level of service provided utility customers."
2. If the land use is Planned Development, compute the worksheets using in the calculations the actual number of units and/or square feet being proposed.
3. For other land uses, use the **maximum allowable** net residential density and/or **maximum FAR** in worksheets. Net Acres is calculated as: Gross Acres minus (Wetlands plus Floodprone Areas plus Transmission Powerline Easements).

Utility Owner: _____	Phone: _____
Facility Name and Service Area Name: _____	
Facility Location: _____	
Facility Identifier #: _____	
DEP Capacity Permit # _____	Expiration Date: _____
Is the facility operating under a temporary permit? - Mark "X" to the right: YES _____ NO _____	

Line	Facility/Demand	Entries	Notes/Units
1	Current year		Year
2	Facility Design Capacity		AADF mgd (Annual Average Daily Flow)
3	DEP Permitted Disposal Capacity		AADF mgd (Annual Average Daily Flow)
4	Current Disposal Demand *		Most recent 12 months AADF mgd
5	Committed Disposal Demand		AADF mgd for service not currently provided but committed to be provided
6	Available Capacity Surplus(Deficit) [Lines 3 - (4+5)]		Available permitted capacity mgd

DEMAND CALCULATION - Residential				
	Unit Count	Level Of Service (LOS) ** gpd	Demand	Notes/Units
7				Enter Unit Count x LOS per unit/1.0mgd
DEMAND CALCULATION - Non-Residential (Show demand calculation method in space below. ***)				
8	Enter results of non-residential calculation here:			Non-Res Demand mgd
9	Total Proposed Withdrawal Demand (Lines 7 + 8)			Total Demand mgd

10	Remaining Capacity Surplus(Deficit) (Line 6 - 9)		Remaining permitted capacity mgd
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* Based on submitted Monthly Operating Reports (MORs)
 ** Residential LOS: For County/City utilities, enter LOS adopted in jurisdiction's Comprehensive Plan. For private providers, enter authorized unit demand standard.
 *** Non-Residential: For County/City/Private, show calculation methodology generating total non-residential demand.

Facility Capacity Impact Assessment Worksheet 4 of 5

County-wide Solid Waste Facilities

Proj.Name:	Applicant:	Date Completed:
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1. If the land use is Planned Development, compute the worksheets using in the calculations the actual number of units and/or square feet being proposed.
2. For other land uses, use the **maximum allowable** net residential density and/or **maximum FAR** in worksheets.

Residential Units	Multiply	Persons per Household	Equals	Population
	times	2.6	=	

FACILITY	Items	Calculations	Notes/Units
Landfill	NOTE: Annual Level of Service (LOS) for the Osceola Landfill is 4.2 lbs/person/day equating to <u>.7665 tons per person per year</u> . Calculate and insert annual non-residential disposal tonnage using rates found on the websites noted at bottom or other acceptable methodology.		
1 *	Surplus disposal tonnage		23,100,000.0000 Tons
2	Enter Population		Persons
3	LOS in terms of Residential tons/person/year	0.7665	Tons
4	Enter Line 2 times Line 3	→	
5 **	Enter Non-Residential waste in tons per year	→	
6	Surplus(Deficit) Enter Line 1 minus Lines 4 & 5	→	
Transfer Station	NOTE: Daily Level of Service (LOS) for the Transfer Station is 4.3 lbs/person/day equating to <u>.0022 tons per person per day</u> . Calculate and insert daily non-residential disposal tonnage using rates found on the websites noted at bottom or other acceptable methodology.		
1 *	Surplus transfer tonnage		950.0000 Tons
2	Enter Population		Persons
3	LOS in terms of Residential tons/person/day	0.0022	Tons
4	Enter Line 2 times Line 3	→	
5 **	Enter Non-Residential waste in tons per day	→	
6	Surplus(Deficit) Enter Line 1 minus Lines 4 & 5	→	

* Based on adopted 2008 CIE Update and correct through 11/30/2008.

** Use the following sites to obtain estimated waste disposal rates for a variety of non-residential activities if applicable.

<http://www.ciwm.ca.gov/WasteChar/WasteGenRates/Commercial.htm>

http://www.greentreks.org/gpcrc/regulatory_toolsand.asp#ctable

http://www.swa.org/pdf/commercial_generation_study.pdf

Facility Capacity Impact Assessment Worksheet 5 of 5

County-wide Recreation and Mass Transit Facilities

Proj.Name:	Applicant:	Date Completed:
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1. If the land use is Planned Development, compute the worksheets using in the calculations the actual number of units and/or square feet being proposed.

2. For other land uses, use the **maximum allowable** net residential density and/or **maximum FAR** in worksheets.

Residential Units	Multiply	Persons per Household	Equals	Population
	times	2.6	=	

RECREATION	Items	Calculations	Notes/Units
Total Acres	NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person.		
1	Surplus acres *		1,394.0000 Acres
2	Enter Population		Persons
3	LOS acres per person	0.0036	Acres
4	Enter Line 2 times Line 3	→	Demand Acres
5	Surplus(Deficit) Line 1 minus Line 4	→	Acres

Developed Acres	NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person.		
1	Surplus acres *		178.0000 Acres
2	Enter Population		Persons
3	LOS acres per person	0.0018	Acres
4	Enter Line 2 times Line 3	→	Demand
5	Surplus(Deficit) Enter Line 1 minus Line 4	→	Acres

MASS TRANSIT	Items	Calculations	Notes/Units
1	Current year available revenue miles *		696,700.00 Rev Miles
2	Enter Population		Persons
3	LOS revenue miles per person	1.03	Rev Miles
4	Enter Line 2 times Line 3	→	Demand Acres
5	Surplus(Deficit) Enter Line 1 minus Line 4	→	Rev Miles

* Based on adopted 2008 CIE Update and correct through 11/30/2008.

Assessment of Need for Special Area Data and Analysis Evaluation

If applicant responses to this evaluation indicate that Special Area requirements are not applicable and staff findings concur, Special Area data are not needed for the application.

Issue	Applicable (Yes/No)
<p>i. Standards of Review for Amending the East Rural Area, Including the Urban/Rural Boundary</p> <p>Does the amendment request require a change to the Urban/Rural Boundary?</p> <p> If “Yes”, applicant must provide information required in the “Special Area Data and Analysis Evaluation Requirements” section of this application.</p> <p>Does the amendment request a change to a future land use designation within the East Rural Area not involving the boundary?</p> <p> If “Yes”, applicant must provide information required in the “Special Area Data and Analysis Evaluation Requirements” section of this application.</p>	<p>• _____</p> <p>• _____</p>
<p>ii. Standards of Review for Amendments Within The Econlockhatchee River Protection Area</p> <p>Does the amendment request a change within the protection area?.</p> <p> If “Yes”, applicant must provide information required in the “Special Area Data and Analysis Evaluation Requirements” section of this application.</p>	<p>• _____</p>
<p>iii. Standards of Review for Amendments Within Environmentally Sensitive Lands Overlay (ESLO)</p> <p>Does the proposed amendment include property affected by the Environmentally Sensitive Lands Overlay that may be regulated by the provisions of Policy FLU 1.3 and Policy CON 7.4? (<i>See FLU Exhibit Series – Exhibit Environmentally Sensitive Lands Overlay</i>).</p> <p> If “Yes”, applicant must provide information required in the “Special Area Data and Analysis Evaluation Requirements” section of this application.</p> <p> <i>NOTE: Wetlands mitigation is not permitted in the Wekiva River Protection Area.</i></p>	<p>• _____</p>
<p>iv. Standardized Plan Amendment Requesting Planned Development (PD)</p> <p>Does the amendment application request the Planned Development (PD) future land use designation?</p> <p> If “Yes”, applicant must provide information required in the “Special Area Data and Analysis Evaluation Requirements” section of this application.</p>	<p>• _____</p>

Issue	Applicable (Yes/No)
<p>v. Standards For Plan Amendments With Potential Impact on Employment Centers</p> <p>Does the proposed amendment reclassify land from an employment-generating designation (e.g., any of the High Intensity Planned Development Future Land Uses and/or Industrial Future Land Use) to an exclusively residential one?</p> <p>If “Yes”, applicant must provide information required in the “Special Area Data and Analysis Evaluation Requirements” section of this application.</p> <p><i>NOTE: A request for Planned Development (PD) shall be considered “exclusively residential” if less than 10% of the subject property is proposed for nonresidential use.</i></p>	<p>• _____</p>
<p>vi. Standards of Review For Amendments Within Wekiva River Protection Area, including the East Lake Sylvan Transitional Area</p> <p>Does the amendment application request a change in the designated future land use within the protection area, either within the East Lake Sylvan Transitional Area or outside of it?</p> <p>If “Yes”, applicant must provide information required in the “Special Area Data and Analysis Evaluation Requirements” section of this application.</p> <p><i>NOTE: Wetlands mitigation is not permitted in the Wekiva River Protection Area.</i></p>	<p>• _____</p>

b Special Area Data And Analysis Evaluation Requirements Complete Only If Applicable

i. Standards For Amending The Urban/Rural Boundary

Seminole County has established an Urban/Rural Boundary as a part of the Seminole County Comprehensive Plan and Home Rule Charter. Any proposed amendment to the Boundary must comply with the standards established in the Seminole County Comprehensive Plan (Objective FLU 11 and its attendant policies, and the Future Land Use Element Standards of Review section entitled “Standards for Amending the Urban/Rural Boundary”) and Home Rule Charter (Seminole County Comprehensive Plan, Future Land Use Element).

The County shall use the standards listed in this section to evaluate needs analysis statements, economic impact statements, environmental impact statements, and land use compatibility analyses. The Board of County Commissioners shall transmit any amendment, along with the required documentation and related support material to the Urban/Rural boundary to the Florida Department of Community Affairs, and other agencies for review and comment prior to adoption.

The County shall not consider amendments to the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following standards are clearly met (all of the following information is required for Urban/Rural Boundary Amendments):

Demonstration of Need
1. Provide data and analysis 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. Provide data and analysis to document that additional lands are needed to support affordable, workforce or obtainable housing opportunities in proximity to employment opportunities and public transportation, or that the requested amendment is necessary to achieve the adopted redevelopment goals of the County because of the lack of suitable redevelopable or vacant land within the existing urban area; or
3. Provide data and analysis 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. Provide data and analysis 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.

Locational Analysis
1. Demonstrate the availability of facilities and services, and the orderly, efficient and cost effective provision of services.
2. Verify fiscal capacity of the County to meet levels of service adopted in the Comprehensive Plan with this amendment. Alternatively, verify fiscal capacity to meet LOS with developer mitigation (fair share).
3. Document the protection of environmental and natural resources, including regionally significant natural areas. This should include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the Rural area. The analysis must describe how the amendment protects the wetlands/uplands systems, including: <ul style="list-style-type: none"> • retaining the connectivity of wetlands • retaining/improving the ecological quality of wetlands • retaining the functional and structural values of wetlands in the Rural Area
4. Demonstrate contiguity to existing boundary and urban development patterns
5. Demonstrate adequate transitions to maintain compatibility with adjacent existing communities

Mandatory Consistency with Goals, Objectives and Policies of the Comprehensive Plan, Regional and State Plans
Any proposed amendment to the Urban/Rural Boundary and change of land use must be assessed for consistency with applicable goals, objectives and policies of this Plan, the Strategic Regional Policy Plan, the Central Florida Regional Growth Vision, and the State Comprehensive Plan. The applicant must attach a written statements demonstrating how the proposed amendment is consistent with and supports the applicable goals, objectives and policies.
1. Demonstrate the availability of facilities and services, and the orderly, efficient and cost effective provision of services.
2. East Central Florida Regional Planning Council's Strategic Regional Policy Plan
3. Central Florida Regional Growth Vision
4. State of Florida Comprehensive Plan

Legal Description
For amendments proposing to change either the Urban/Rural boundary or the Seminole County Home Rule Charter Rural Boundary, provide a revised legal description in digital format.

ii. Standards For Amendments Within The Econlockhatchee River Protection Area

In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU- Special Area Boundaries*, an applicant must provide the following information in compliance with Policy FLU 1.10.

Mandatory Consistency with the Goals, Objectives and Policies of the County Plan	
1.	<p>Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the restriction zone, provide data to verify that the subject property is of sufficient size to allow for the proposed land use and comply with this restriction.</p>
2.	<p>For property located within 1100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted.</p> <p>Does the amendment request a residential land use designation? Yes ___ No ___</p>
3.	<p>Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.</p> <p>If the subject property is affected by the Environmentally Sensitive Lands Overlay, provide data to verify that the subject property is of sufficient size to allow for the proposed land use and comply with this restriction.</p>
4.	<p>All lands within 2,000 feet of stream’s edge, and lands identified on Exhibit FLU: Areas of Archaeological Potential, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to verify that the subject property is of sufficient size or adequate configuration to allow for the proposed land use and preserve potentially significant archaeological features.</p>
5.	<p>Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.</p> <p>Provide data to verify that the subject property is of sufficient size to allow for the proposed land use while limiting disturbance of native habitats through fragmentation of forest habitats and/or additional river crossings.</p>

iii. Standards For Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

In order to be considered for a future land use amendment on a property affected by the ESLO, the following standards must be met:

Mandatory Consistency with the Comprehensive Plan
Provide data to verify that the subject property is of sufficient size to allow for the proposed use and consistency with <i>Policy FLU 1.3 Wetlands Protection</i> and <i>Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility</i> , part D - Wetland Compatibility Criteria, which prohibits encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.
If applicant is requesting planned Development (PD) land use, the Master Plan must show location of protected environmentally sensitive areas.

iv. Standards For Plan Amendments Requesting ‘Planned Development’ (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to ‘Planned Development’ (PD) future land use, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled “Definitions of Future Land Use Designations and Overlays”

Mandatory Consistency with the Comprehensive Plan
1. Application for future land use designation to ‘PD’ must be accompanied by a complete rezoning application, including associated master plan identifying maximum density and/or intensity of proposed uses. (See Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications for applicable zoning districts.)
2. Master Plan will further the public interest by providing: sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site;
3. Master Plan will further the public interest by providing dedications or contributions of environmentally significant lands or open space lands in excess of Land Development Code requirements;
4. Master Plan will further the public interest by providing a range of obtainable housing opportunities and choices, including affordable or workforce housing;
5. Master Plan will further the public interest by providing economic development opportunities;
6. Master Plan will further the public interest by enabling a reduction in transportation impacts on area-wide roads or reduction in vehicle miles traveled from the site to major employers;

Mandatory Consistency with the Comprehensive Plan
7. Master Plan will further the public interest by including mass transit-ready features and a variety of transportation choices;
8. Master Plan includes multiple, safe mobility options for pedestrians and bicyclists integrated within the Master Plan;
9. Master Plan will further the public interest by protecting environmentally sensitive wetlands and flood prone areas.

v. Standards For Plan Amendments With Potential Impact On Employment Centers

This standard applies to a change from an employment generating land use (such as High Intensity Planned Development or Industrial) to an exclusively residential land use designation. (Note: a request for Planned Development (PD) future land use shall be considered 'exclusively residential' if less than 10% of the subject property is proposed for nonresidential use.)

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance. This information is measured according to the following procedure:

Economic Impact Assessment	Provide Ratio
Create a ratio using statistics available from METROPLAN Orlando, between total County employment and allowable housing units, including the potential units resulting from the subject request.	

vi. Standards For Plan Amendments Within The Wekiva River Protection Area, Including The East Lake Sylvan Transition Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 if outside of the East Lake Sylvan Transition Area, Policy FLU 12.8.

Mandatory Consistency with the Comprehensive Plan
1. Maximum allowable residential density within the East Lake Sylvan Transitional Area is 2.5 dwelling units per net buildable acre for a site that must be a minimum of 30 acres and must seek PD land use. Such applications shall comply with the requirements for a PD future land use amendment. Applicants for the maximum density within the East Lake Sylvan Transitional Area shall submit documentation of impacts on natural resources identified during meetings with County staff. (Policy FLU 12.2) Within the Wekiva River Protection Area but outside of the East Lake Sylvan Transitional Area, maximum allowable residential density is 1.0 dwelling units per net buildable acre.

2. For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may request the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.
3. Subject property has a nonresidential Future Land Use designation and is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.
4. The proposal conforms to the requirements of Part II, Chapter 369, Florida Statutes.

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