



**Orange Blvd. Area
Land Use Study
Community Meeting**

April 28, 2021

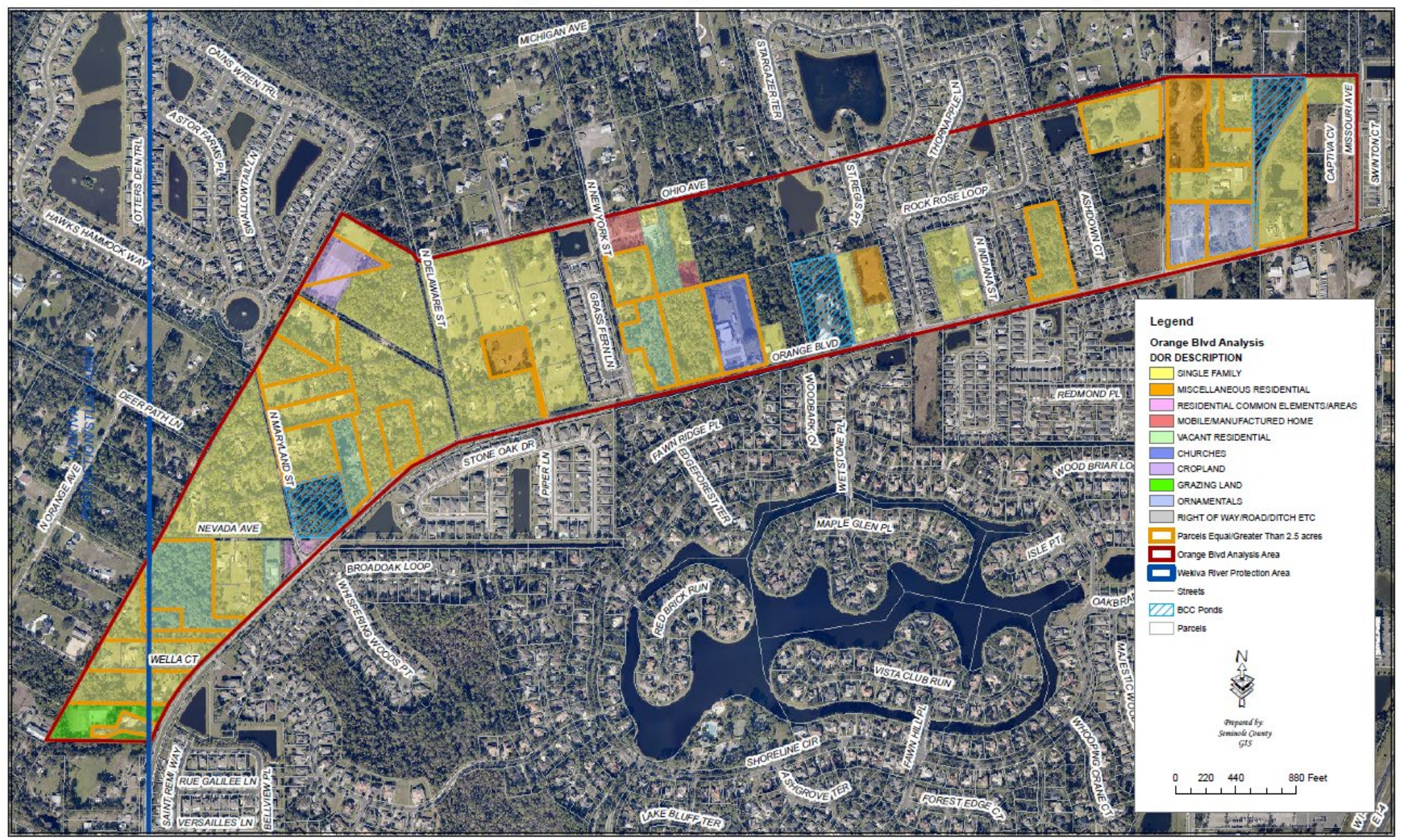


Community Meeting

- Overview of Existing Land Use Patterns
- Overview of Existing Comprehensive Plan Policies
- Study goals
- Community input, survey



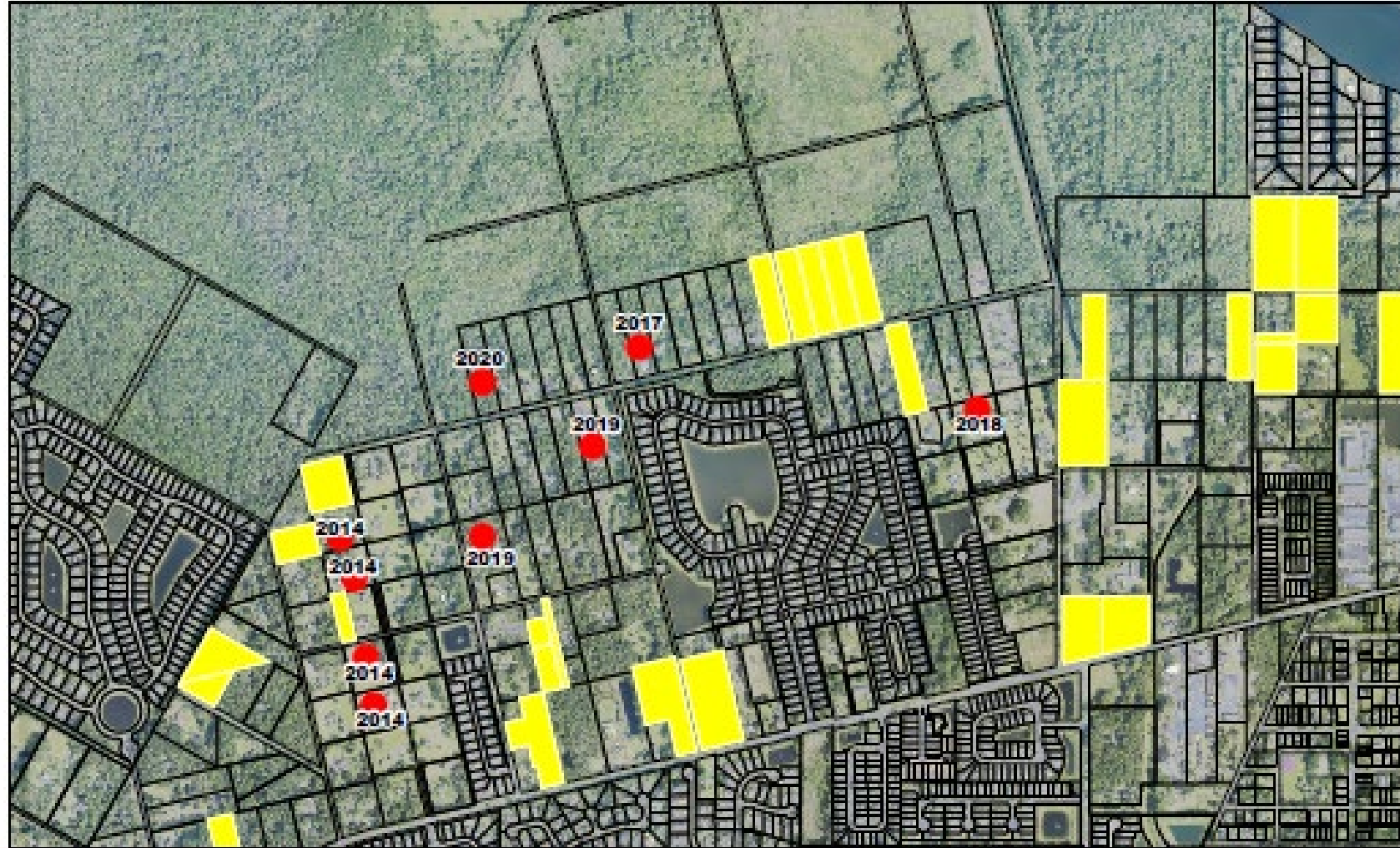
Existing Land Use Map





Recent Building Permits

VACANT LAND & RESIDENTIAL PERMITS MAP

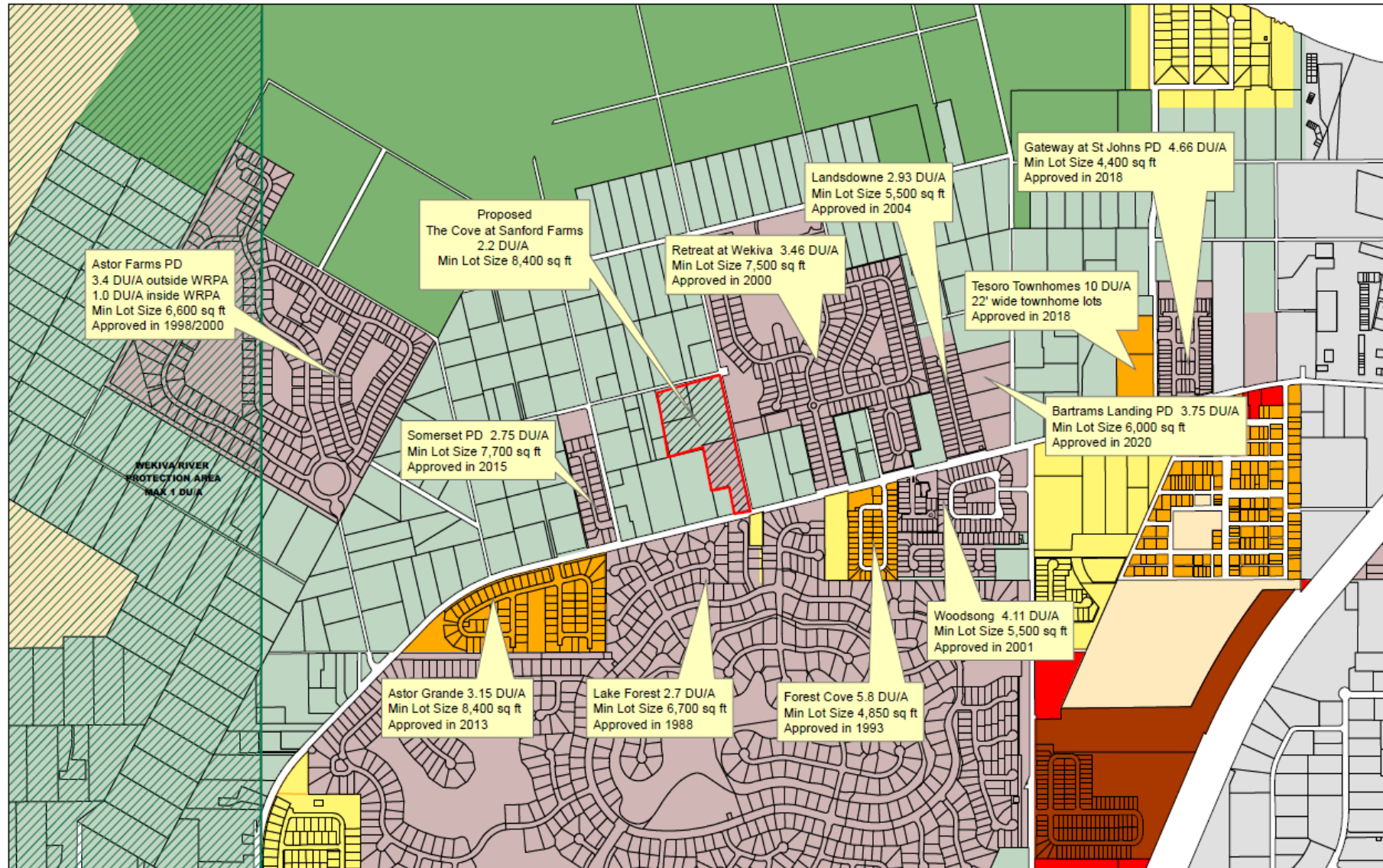


● SFR BUILDING PERMITS ISSUED BETWEEN 2010 - 2020

■ VACANT RESIDENTIAL PARCELS



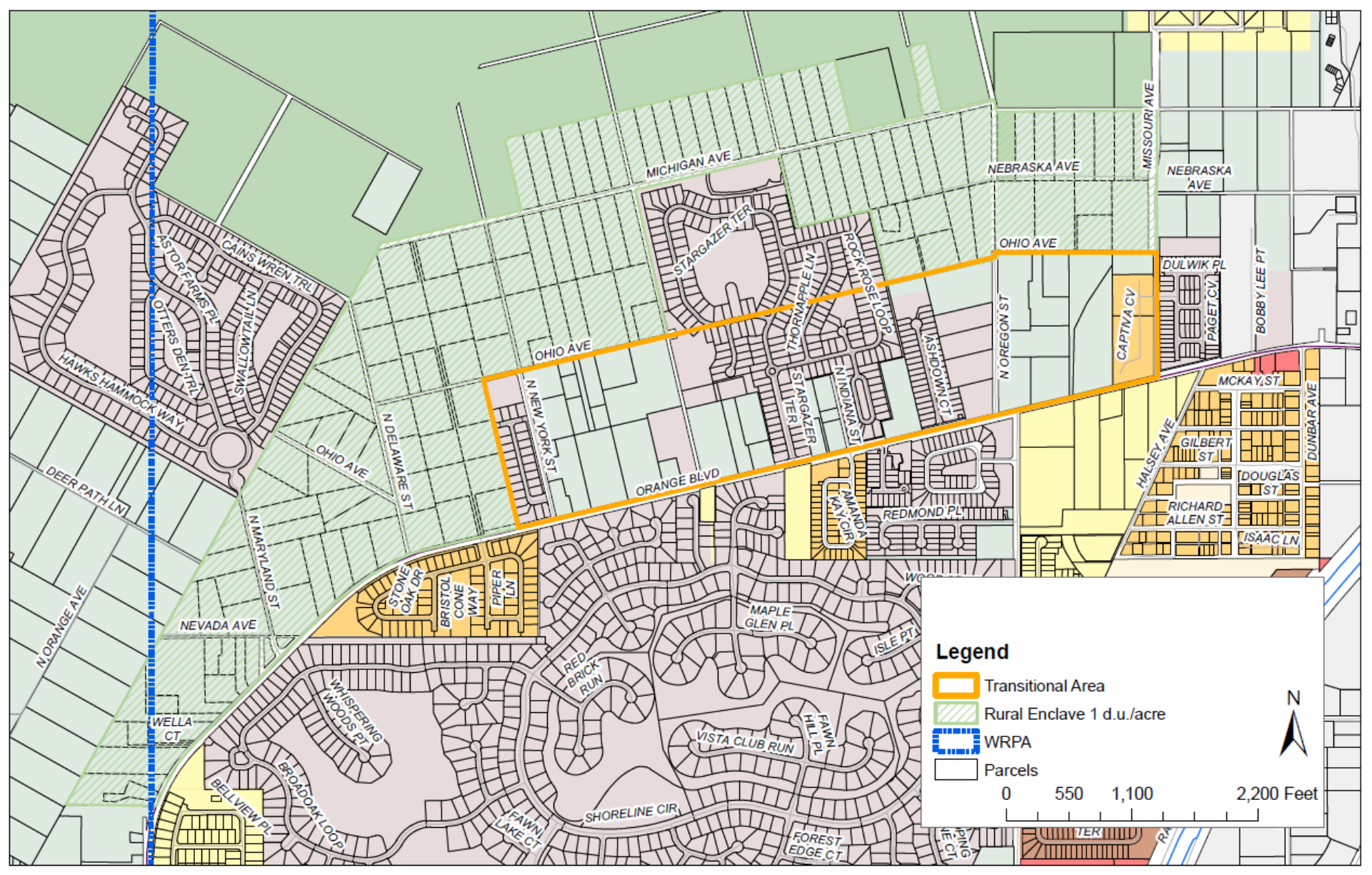
Surrounding Densities Map



WEKIVA RIVER PROTECTION AREA BOUNDARY **BLACK BEAR WILDERNESS AREA** **SUBURBAN ESTATES** **PLANNED DEVELOPMENT** **LOW DENSITY RESIDENTIAL** **MEDIUM DENSITY RESIDENTIAL** **INDUSTRIAL**



Future Land Use Map





Seminole County Comprehensive Plan

Future Land Use

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

A A future land use plan “designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.”

B Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series, which shall be the graphic depiction of the Goals, Objectives and Policies that explain how the land uses are managed. The policies also provide the basis for land development regulations, including the Land Development Code.



Seminole County Comprehensive Plan Amending Future Land Use Designation

BASIS FOR UPDATES OF THE FUTURE LAND USE ELEMENT

Seminole County may periodically update or amend the Future Land Use Map, Future Land Use Element text (including the Goal, Objectives and Policies) or both. Among the justifications for updating or amending this part of the Comprehensive Plan are:

- **Changes in Local Conditions**
 - Small Area Plans written in response to locally identified needs; amendments to the Home Rule Charter; state or federal regulations, laws and special area designations; and neighborhood preservation efforts requested by associations located near changing areas may require Future Land Use element updates.



Seminole County Comprehensive Plan Amending Future Land Use Designation

- **Requests and Applications from Private Property Owners**
 - Existing or allowable uses may no longer be feasible due to construction of public facilities, or changes in development patterns may require Future Land Use element updates.
 - Changes in market conditions that render a property unusable for the current designation Future Land Use element updates.



Seminole County Comprehensive Plan Amending Future Land Use Designation

The Future Land Use Element of the Seminole County Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility. These criteria include the following:

- A.) When considering an amendment from the existing future land use designation, the overall character of the surrounding area must be evaluated to determine if the area has changed enough to warrant a different land use designation.
- B.) When considering an amendment from the existing future land use designation, Staff must determine if public facilities and services are available concurrent with the impacts of development at adopted levels of service.
- C.) When considering an amendment from the existing future land use designation, Staff must evaluate if the proposed future land use is compatible with existing surrounding development and future land uses in accordance with compatible transitional land uses shown in Comprehensive Plan FLU Exhibit-1.



Seminole County Comprehensive Plan Compatible Transitional Land Uses

PROPOSED FUTURE LAND USE	ADJACENT FUTURE LAND USE										
	Rural	Suburban Estates	Low Density	Medium Density	High Density	Office	Commercial	Mixed Development	Light Industrial	General Industrial	Public
Rural *	●	●	●				□				□
Suburban Estates		●	●				□				□
Low Density Residential		●	●	●	□	□	□	□			□
Medium Density Residential			●	●	●	●	□	□	□		□
High Density Residential			□	●	●	●	●	●	□		
Office **			□	●	●	●	●	●	●	□	●
Commercial	□	□	□	□	●	●	●	●	●	●	●
Mixed Development					●	●	●	●			
Industrial - Light				□	□	●	●	●	●	●	●
Industrial - General						□	●	●	●	●	●
Public	□	□	□	□	●	●	●	●	●	●	●

- Compatible Transitional Use
- Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require a TI, MXD or PD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.
- * Transitioning of land use (i.e., stepping down of land uses from higher densities to less intense uses) is ineffective in a rural area since it does not clearly identify the future limits of urban development, and will likely lead to urban sprawl. A clear and sharp distinction (e.g., establishment of urban boundaries) between rural and urban densities is considered more effective in protecting rural character.
- ** See Definitions of Future Land Use Designations in the Future Land Use Element for details regarding architectural compatibility.



Seminole County Comprehensive Plan Special Provisions of the Comprehensive Plan

- Examples:
 - Wevika River Protection Area
 - East Lake Sylvan Transitional Area

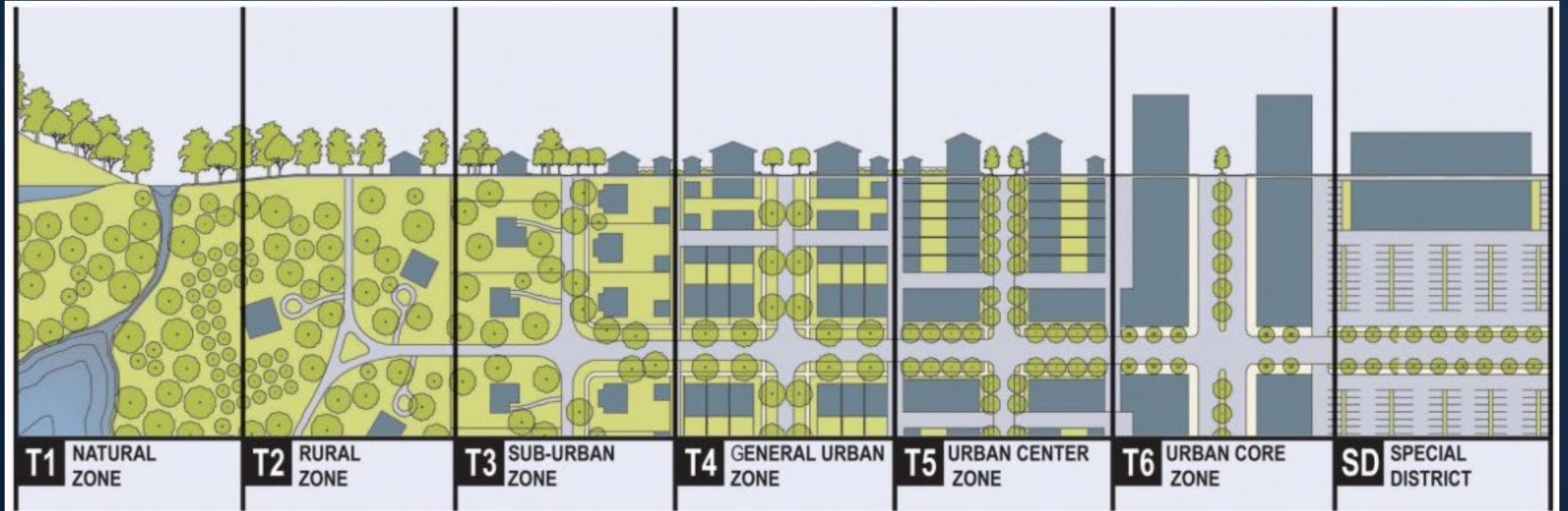


Rural Enclaves

- Existing rural neighborhoods located within the Urban Service Boundary, that have maintained very low residential densities
- New development has been restrained by limited access public utilities and road, the proximity of notable environmental features, and regulatory provisions
- Recent development pressure had magnified the conflict between two neighborhood stakeholder groups:
 - Local residents who wish to maintain rural character
 - Land owners who wish to maximize development opportunities

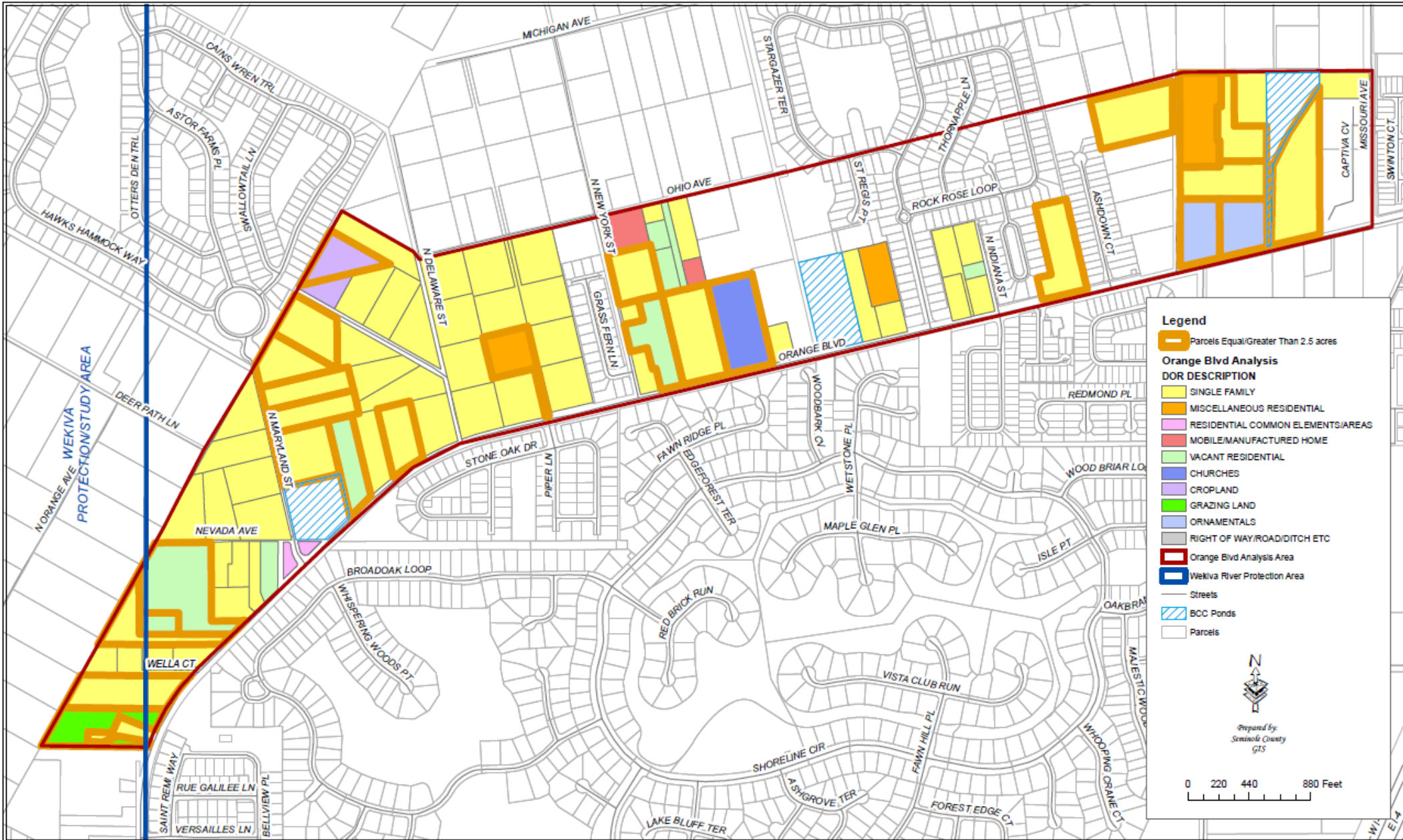


What is a Transition Area



A version of the original Transect diagram, with six successional zones from nature to urban core, with special district. By DPZ.

Orange Blvd Study: DOR Analysis of SE FLU Parcels in Study Area





Next Steps

Community Feedback

<https://www.surveymonkey.com/r/M5ZYB98>

- I am property owner/ resident in the Orange Blvd Study area.
- A special provision area in the Seminole County Comprehensive Plan for the Orange Blvd Study Area should be established?
- The existing Suburban Estates Future Land Use in areas north of Ohio Avenue and west of the Somerset at Sanford Farms Subdivision within the Orange Blvd Study Area is in the final form and should not be changed from 1 dwelling unit per net buildable acre?
- A transition area of no more than _____* dwelling units per acre should be established for areas between Orange Blvd and Ohio Ave (south to north) and Missouri Ave and the Somerset at Sanford Farms Subdivision (east to west) within the Seminole County comprehensive plan?

* Provide the number of units you believe would be acceptable



Questions

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