

ATTACHMENT A – Reference Objectives, Policies, Map Exhibits

The following objectives, policies and map exhibits can be used to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan and can be cited in response to Special Area Standards of Review questions.

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Supporting And Furthering Objectives And Policies

Policy FLU 2.4 Neighborhood Commercial Uses

The County may allow small scale commercial Plan amendments in areas designated solely for residential uses only under the following conditions:

- A Uses do not encourage urban sprawl, are intended to serve the local area only, and are supportive of and consistent with the character of the neighborhoods they are intended to serve;
- B Uses are located at the intersection of collector or arterial roadways and will not set a precedent for future strip commercialization;
- C Development intensity is limited to uses designed to serve the needs of the immediate neighborhoods;
- D One above store or office flat may be permitted per nonresidential use. Assisted living facilities may also be permitted;
- E Development occurs in accordance with the Land Development Code performance standards, including:
 - 1 Ample public review prior to development approval;
 - 2 Intensity limitations based on traffic impact studies;
 - 3 Emphasis on pedestrian access; on-site and necessary off-site sidewalks for convenient and safe pedestrian access; automobile parking shall be provided to accommodate employees and any delivery vehicle; accommodation of bicycle parking shall be provided;
 - 4 Buildings constructed (or renovated in the case of reuse of a residential structure) with facades designed to resemble residential structures similar to those in the service area; and street address shall be displayed;
 - 5 Sufficient setbacks, landscaping and buffers to maximize visual compatibility; and
 - 6 Appropriate hours of operation to minimize noise and lighting impacts.

Policy FLU 2.5 Transitional Land Uses in Urban Areas Not Approved for Mixed Development

The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing redevelopment of areas no longer appropriate as viable residential areas, within urban areas where mixed development is not permitted. *Exhibit FLU: Compatible Transitional Land Uses* is to be used in determining appropriate transitional uses.

Policy FLU 2.7 Location of Employment Uses, including Industrial Uses

The County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.

OBJECTIVE FLU 4 REDEVELOPMENT AND RENEWAL OF BLIGHTED AND DECLINING AREAS, AND REDEVELOPMENT OF ENERGY CONSERVATION OVERLAY AREA

The County shall continue to encourage the redevelopment and renewal of blighted areas, in partnership with the cities participating in the US 17-92 Community Redevelopment Authority, and through County actions, to maintain and enhance neighborhood viability, discourage urban sprawl, prevent strip development and support the Central Florida Regional Growth Vision. The County shall also encourage redevelopment of areas identified as contained within the Energy Conservation Overlay (*Exhibit FLU – Energy Conservation Overlay*) to achieve a more compact, walkable land use pattern.

Policy FLU 4.5 Encourage Infill and Redevelopment of Existing Development Corridors and Centers and within the Energy Conservation Overlay

In addition to the Code amendments identified in *Policy FLU 4.3 Setback and Parking Lot Flexibility for Infill Development and Energy Conservation Overlay Redevelopment* and *Policy FLU 4.4 Urban Open Space, On-Site Recreational Amenities and Buffering Performance Frameworks for Infill/Redevelopment Areas*, the County shall encourage infill development by providing incentives to encourage compact, walkable redevelopment within existing transit/development/redevelopment corridors and urban centers, especially those within the Energy Conservation Overlay, considering amendments to the Future Land Use Map for Mixed Development land use where appropriate, and shall encourage infill and redevelopment in the US 17-92 Corridor through the use of Tax Increment Financing (TIF) funds and similar mechanisms to assist property owners with the costs of rehabilitating sites. The County shall also encourage phased redevelopment intended to achieve a compact, walkable land use pattern within the Energy Conservation Overlay in accordance with the performance framework of *Policy FLU 5.17 Energy Conservation Overlay*.

Policy FLU 5.2 Mixed Commercial/Residential Use Development

- A The County shall allow properties designated as Commercial on the County's *Exhibit FLU: Future Land Use Map* to be developed as mixed residential/commercial planned development, subject to compliance with design standards in the Land Development Code (LDC). The following residential uses shall be permitted within the Commercial land use designation as an incentive to maintain short travel distances between commercial and residential areas and to create a range of obtainable housing opportunities and choices consistent with the Central Florida Regional Growth Vision:
 - 1 Attached multifamily units such as condominiums, apartments and townhouses of medium to high density; and
 - 2 Above store apartments, live/work lofts or office flats.
- B The County shall allow mixed-use developments to discourage urban sprawl, maintain short travel distances between commercial and residential areas, enable creation of a range of obtainable housing opportunities and choices and provide transitional uses between low density residential and nonresidential uses.

Policy FLU 5.8 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards

A Uses

The North I-4 Corridor HIP-TI Area is comprised of all HIP-TI designated lands in the northwest area of the County (see *Exhibit FLU: Hip Target Areas*). To maintain adequate lands for target industry in close proximity to and high visibility from major interchanges, the HIPTI area shall be comprised of:

- 1 Target businesses and industries as defined in Exhibit FLU: Target Industry Uses;
- 2 High density residential uses, subject to the following conditions:
 - a Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components;
 - b Residential uses that are “functionally integrated” into a project are residential uses that are supportive of the project. Residential uses that are “physically integrated” within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses shall share common open space elements, such as public plazas, greenways, and pocket parks, and shall share parking facilities.
 - c Residential uses that are part of mixed-use projects located on HIP-TI lands shall represent less than 50% of the total square footage of any such project.
- 3 Commercial uses located adjacent to the Seminole Towne Center Mall, at major roadway intersections, which are defined as collector and arterial intersections, or as an accessory use or a use supportive of the Target Industry and which is located either within a principal office structure or on-site within walking distance of the Target Industry and occupying a lesser square footage than the Target Industry;
- 4 Infill commercial uses on parcels less than one acre along major collector and arterial roads, when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development; and
- 5 Medium density residential uses and lower intensity office uses may only be located adjacent to existing subdivisions as a buffer for the existing subdivisions from future target industry development. As a condition of this use, medium density development shall provide adequate areas on the development site to buffer the residential uses from future target industry development.

B Compatibility Standards

Target Industries shall use design standards included in the Land Development Code (LDC) intended to protect existing adjacent residential communities, including but not limited to: landscaped buffer areas, placement of required open space, drainage and less intense uses nearest to residential uses, 'wedding cake' stepping back, or other creative design of structures nearest to residential uses to effect the purpose of ensuring compatibility, and noise and light standards that limit impacts on residential uses to the extent possible.

C Development Phasing

Ultimate development for the North I-4 Corridor Target Industry HIP-TI area is predicated on the facility improvements described in Exhibit FLU: HIP Target Areas.

Policy FLU 5.15 Mixed-Use Developments

In General

The Mixed Development future land use designation provides for a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, protect established residential neighborhoods from adverse impacts of nonresidential development and reduce the cost of public infrastructure.

D Allowable Developments and Uses include:

- 1 Mixed-use developments (includes both a residential and nonresidential component);
- 2 Multiple use developments (includes a mixture of nonresidential uses, such as retail commercial, office, service uses and/or light industrial).
- 3 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses that can be restored, in accordance with the current zoning district standards applicable to the property.
- 4 New single use residential developments proposed for this land use designation shall be allowable uses if the site contains fewer than six acres.
- 5 Nonresidential uses, including commercial, office, hotel, service, and very light industrial; and
- 6 Attendant on-site facilities such as utilities, transit-supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into other uses, public schools, open space and recreation areas.

Policy FLU 11.1 Recognition of East Rural Area

The County shall continue to enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and

facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.

Policy FLU 11.17 Chuluota Nonresidential Design Standards

- A The County shall continue to enforce design standards for nonresidential development in the Chuluota Design Area, as shown in *Exhibit FLU: Special Area Boundaries*, for the purpose of maintaining the rural character of the Chuluota Area. Nonresidential development shall mean office uses, commercial uses, and any other use that is nonresidential in character as that term may be defined in the implementing ordinance.
- B The adopted nonresidential design standards shall apply to all properties in the Chuluota Design Area which have, at the time of the adoption of this amendment, or which are subsequently amended to have, a land use designation allowing nonresidential development. The standards may be applied to individual properties within the Chuluota Design Area by ordinance, development order or any other lawful means.

OBJECTIVE FLU 12 PRESERVATION OF THE RURAL CHARACTER AND NATURAL RESOURCES OF THE WEKIVA RIVER PROTECTION AREA

The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Part II, Chapter 369, Florida Statutes). These objectives, goals and policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as defined in *Exhibit FLU: Special Area Boundaries* for existing and future residents.

Policy FLU 19.2 Promote Economic Developments in Target Areas through Urban Infill and Redevelopment

- A In an effort to promote a strong economic base, preserve the quality of life, and decrease costs associated with extending urban services, the County shall encourage infill development and redevelopment and business growth in the Target Areas of the County and economic activity centers of its cities.

Policy CON 3.12 Central Florida Regional Growth Vision (How Shall We Grow?)

The County shall guide development in accordance with the principles of preserving open space, recreational areas, farmland, water resources, and regionally significant areas, as established by the 2007 Central Florida Regional Growth Vision (How Shall We Grow?).

Policy CON 7.3 Future Land Use Designations

The County shall continue to utilize the Future Land Use designations as contained within this Plan to direct incompatible uses away from wetlands, including:

- E The use of special planning techniques;
- F The application of the Environmentally Sensitive Lands Overlay; and
- G Reliance on the Urban/Rural Boundary and the associated protection provided therein to wetlands.

Policy HSG 4.3 Workforce Housing in Economic Development Target Areas

New housing developments located within any of the economic development target areas identified in the Comprehensive Plan shall ensure that 15% of the project's housing (rental or owner occupied) will be obtainable by employees earning the average wage within the subject Economic Development Target Area. Exceptions shall be granted in cases where the applicant demonstrates that an adequate supply of workforce housing exists within close proximity, or insufficient market support exists for workforce housing within the subject target area.

Policy TRA 2.4.3 Promote Infill Development

To make the most efficient use of the existing transportation network, encourage multi-modal transportation and reduce greenhouse gas emissions within existing urban areas, and to discourage urban sprawl, the County shall enforce policies, performance frameworks and regulations that promote the redevelopment of neighborhoods and neighborhood scale nonresidential development consistent with the Future Land Use Element.

Policy TRA 2.5.6 Discourage Direct Access

The County in partnership with other public and private entities shall continue to discourage the creation of individual lots and parcels that require direct access and connections to any county roadway with the exception of residential subdivision streets.

Policy TRA 3.2.2 Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments

The County shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/environmentally sensitive areas or neighborhoods or will otherwise be deemed to adversely affect the problem.

Policies For Responses To Special Area Standards Of Review Questions

Policy FLU 1.3 Wetlands Protection

The County shall implement the Environmentally Sensitive Lands Overlay Area through the regulation of development consistent with *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, which includes the following:

- A Requires a 15 foot minimum, 25 foot average wetland buffer in areas outside of the Wekiva River Protection Area and Econlockhatchee River Protection Area.
- B Requires adherence to performance standards for uses such as boardwalks, docks and gazebos that may directly impact a locally significant wetland physically.
- C Limits disruption of locally significant wetlands to projects that involve construction of, or improvement of, facilities that benefit the general public.;
- D Requires dedication to the County of all post-development wetlands as conservation easements.

Policy CON 7.4 Wetland Regulation-Buffers, Performance Standards and Compatibility

- A Upland buffers adjacent to protected wetlands provide habitat for some wetland dependent species, and protection from detrimental effects of development adjacent to the wetland.
- B The County shall require a 15 foot minimum, 25 foot average wetland buffer in areas outside of the Wekiva River Protection Area and the Econlockhatchee River Protection Area that will protect the function of the wetlands and the dependent organisms. Acceptable uses within the designated upland buffers include restoration, enhancement, and pervious trails.
- C The County's Development Review Process shall continue to guide development that may impact locally significant wetlands outside of the Wekiva River Protection Area and Econlockhatchee River Protection Area in a manner consistent with and supportive of the regulations contained in Rule 40C-4.302(2), Florida Administrative Code (FAC) and the regulations contained within the St. Johns River Water Management District *Applicant's Handbook: Management and Storage of Surface Waters* dated November 5, 2008. The County shall continue to direct applicants with proposals that affect wetlands regulated by the St. Johns River Water Management to the District to apply for the necessary permits. Locally significant wetlands are those wetlands that due to function, size, rarity or endangerment retain or provide benefits of local significance to the natural or human environment, regardless of ownership, but are not included within a regionally significant wetlands system. In particular, development that may impact locally significant wetlands by physically affecting the wetland through the inclusion of catwalks (boardwalks), docks and gazebos shall be directed by the following performance standards:

- 1 The structure and foundation system of a catwalk (boardwalk) or dock shall be designed so as not to impede, interrupt, or impound surface water flows.
 - 2 Construction shall take place only during the dry season (usually October through May).
 - 3 The use of heavy equipment shall be minimized. Any clearing of vegetation shall be confined to the immediate right-of-way of the catwalk or dock and shall not exceed a width equal to the width of the catwalk or dock plus five feet to either side.
 - 4 There shall be no temporary filling of the wetland for construction or any other purposes except in those wetlands where filling is permitted.
 - 5 All pilings shall be driven to the desired depth and shall not be jetted into the soil.
- D Wetland Compatibility Criteria. For purposes of reviewing land use and land development applications which include the potential disruption of locally significant wetlands, no encroachment on such wetlands shall be acceptable except for construction of, or improvement of, public facilities that benefit the general public.
- E The Seminole County Comprehensive Plan through this Policy, and the Land Development Code as implementer of this Policy, shall continue to require dedication to the County of all post-development wetlands as conservation easements.

Policy FLU 12.2 Recognition of the East Lake Sylvan Transitional Area

The "East Lake Sylvan Transitional Area", as depicted in *Exhibit FLU: Special Area Boundaries*, is hereby established as the only area of the Wekiva River Protection Area wherein it is appropriate to consider granting parcels a land use designation permitting residential density in excess of the permitted density as of December 15, 1999, up to a maximum of two and one-half (2.5) dwelling units per net buildable acre.

Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall be approved only under the Planned Development (PD) land use designation, and shall include a clustering concept that maintains a minimum of 25 percent open space on the site. No application for a Plan amendment or administrative Plan amendment proposing a residential density in excess of one (1) dwelling unit per net buildable acre will be considered for any parcel located in the East Lake Sylvan Transitional Area unless the applicant demonstrates that such development has less impacts on natural resources than non-clustered residential development at one (1) dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development where allowed, in the East Lake Sylvan Transitional Area, demonstrating that such development would not exceed the impacts of one (1) dwelling unit per net buildable acre.

Policy FLU 12.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area

The final development form of the land area within the Wekiva River Protection Area in Seminole County outside of the East Lake Sylvan Transitional Area is, and shall continue to be, a general pattern of one dwelling unit or less per net buildable acre. For those properties located within the Wekiva River Protection Area, but outside of the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for said properties. The land use designations assigned to said properties on December 15, 1999, shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation (Recreation designation shall be considered for the purpose of protecting natural resources). Further, the County shall not approve a land use designation amendment within the Wekiva River Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in an increase in the net density of the subject property allowable as of December 15, 1999. It is the express intent of this policy to ensure that, regardless of any future change in the definition of the Suburban Estates land use designation or associated zoning classifications, the County shall not approve any development of property assigned the Suburban Estates land use as of December 15, 1999, if the approval could result in a density upon the subject property in excess of one dwelling unit per net buildable acre. It is, therefore, the policy of the County to maintain this final form of development to ensure that, in the context of other land use provisions for the Wekiva River Protection Area, residential development maintain rural density and character in the aggregate. Consistent with the terms of the Wekiva River Protection Act, land use designation amendments from nonresidential land use designations (e.g., Office, Commercial) to the Suburban Estates land use designation and the Recreation land use designation shall not be discouraged. The extent of property assigned a nonresidential land use designation and thereby authorized to develop consistent with that land use designation in the Wekiva River Protection Area shall be limited only to those properties assigned the nonresidential land use designation as of December 15, 1999.

Policy FLU 12.8 Compliance Agreements between Seminole County and the Florida Department of Community Affairs

- H The Compliance Agreement, dated November 23, 1999, relating to Plan Amendment 98S.FLU1 (Astor Farms) and the Compliance Agreement, dated December 15, 1999, relating to Plan Amendment 98S.FLU2 (CFG/Las Bocas) shall be considered as support documents to this Plan. The County I adopted land development regulations to implement, as necessary, the amendments to this Plan described in the Compliance Agreement Relating to Plan Amendment 99S.FLU2 and will continue to implement such regulations.
- I The concept of rural character is essentially established by means of the following planning policies which were developed from the agreements referenced above.
 - 1 Establishing an overlay zoning classification applicable to the Seminole Estates subdivision as set forth in *Policy FLU 12.4 Platting and Replatting of Seminole Estates Development*.

- 2 Limiting the density within the designated East Lake Transitional Area to a maximum density of two and one half dwelling units per net buildable acre over the subject property as set forth in *Policy FLU 12.2 Recognition of the East Lake Sylvan Transitional Area*.
- 3 Maintaining the assigned future land use designation for any property located within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area, and which is assigned the Suburban Estates future land use designation, except for the reassignment of land to the Recreation future land use designation, as set forth in *Policies FLU 12.1 Recognition of the Wekiva River Protection Area, 12.3 Development Form of Land Area within the WRPA and Outside of the East Lake Sylvan Transitional Area, and 12.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes*.
- 4 Limiting development of property assigned the Suburban Estates land use designation to a maximum density of one dwelling unit per net buildable acre, and encouraging clustering within the Suburban Estates land use designation where appropriate through the use of PUD zoning to protect natural resources, as set forth in *Policies FLU 12.1 Recognition of the Wekiva River Protection Area, 12.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area, 12.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes, and 12.9 Wekiva River Protection Area Environmental Design Standards* and in the definition of "rural character".
- 5 Prohibiting further commercial development on properties not assigned the Commercial land use designation on the *Exhibit FLU: Future Land Use Map* adopted as of December 15, 1999, as set forth in the definition of "rural character" and *Policy FLU 12.8 Compliance Agreements between Seminole County and the Florida Department of Community Affairs*.
- 6 Pursuing the acquisition of property within the Wekiva River Protection Area and the reassignment of land to the Recreation land use designation for the purpose of protecting natural resources, as set forth in *Policies FLU 12.1 Recognition of the Wekiva River Protection Area and 12.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes*.
- 7 Retaining the definitions of the terms "net density" and "net buildable acreage" within the Wekiva River Protection Area as established by the Seminole County Comprehensive Plan as of December 15, 1999.

Future Land Use Map Exhibits

- Compatible Transitional Land Uses Future Land Use Designations and Allowable Zoning Classifications
- East lake Sylvan Transitional Area/School Site
- Resource Protection Areas
- Rural Boundary Map
- Special Area Boundaries
- Urban/Rural Boundary

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Compatible Transitional Land Uses

This table is to be used as a general guide in evaluating compatibility between proposed and adjacent future land uses designations. A transitional land use is any land use which functions as: (1) a transition through space by a gradual increase in development intensity between land uses (e.g., development of medium density residential between high and low density uses, or a low density development at an urban fringe between an urban area and surrounding general rural areas); and/or (2) transition through time by the conversion of residential uses to higher intensity residential and office uses where the character of an area has changed and the existing use is no longer an appropriate long-term use. Other provisions such as maintaining community character, availability of facilities and services and comprehensive plan policies will also apply to amendment requests.

| 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



FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS

Notes and Comments Integral to and Part of the Future Land Use Designations and Allowable Zoning Classifications Table

¹ See Policy FLU 1.9 and Objective FLU 12 for all parcels located within the Wekiva River Protection Area and Objective 13 for all parcels within the Wekiva Study Area. See Policy FLU 1.10 for all parcels located within the Econlockhatchee River Protection Area.

² See Future Land Use Element Policies, future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.

³ Net residential density is the number of dwelling units per net buildable acre. Net buildable acreage is 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. Floor Area Ratio is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

⁴ Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 10.4. No new sites within Suburban Estates are permitted.

⁵ The Comprehensive Plan sets forth the long range potential uses of property in the context of a lawful planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The Allowable Zoning Classifications indicated for each land use designation may be allowed, but are not guaranteed. The appropriateness of a requested zoning classification within a future land use designation is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zonings and uses and requirements of the Land Development Code. Other generally acceptable planning issues may also affect the appropriateness of assigning a particular zoning classification or approving a particular future land use with regard to a particular parcel of property. See Policy FLU 16.4 Relationship of Land Use to Zoning Classification.

⁶ Rezoning to PD and RP require an accompanying master/site plan. A mixed use concept plan must be submitted as part of any applicant rezoning to MXD.

Commercial: Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 5.2.

Environmentally Sensitive Lands Overlay: The exact boundary of Environmentally Sensitive Land Overlay areas is determined at time of development order or permit approval. All development must comply with applicable Land Development Code requirements addressing natural resource characteristics of the specific site, which take precedence over the underlying future land use designation. (See Definitions of Future Land Use Designations in FLU Element regarding allowed uses and special provisions of development).

Higher Intensity Planned Development: Policies FLU 5.6 through FLU 5.14 and the definitions of HIP future land use in this Plan establishes the uses and special provisions for development with this future land use designation. Limitations relating to height and noise contours may restrict maximum densities within the HIP-Airport area.

Low Density Residential: See Policy FLU 10.1 Affordable and Workforce Housing Density Bonuses, and Policy HSG 3.3 Affordable Housing Density Bonus. New development shall comply with compatibility standards to minimize adverse impact, per Policy FLU 2.10.

Mixed Development: Policy FLU 5.15 and the definition of MXD future land use in this Plan establish the uses and special provisions for development with this future land use designation.

Office: See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

Planned Development: Planned Development (PD) land use designations are made through applicant requested amendments to the Future Land Use Map. Plan amendments to PD must be accompanied by a PD rezoning application including preliminary master/site plan. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

Preservation/Managed Lands: This land use designation consists of natural lands owned by Seminole County or other governmental agencies. See Definitions of Future Land Use Designations for purposes and allowable uses.

Recreation: The PD, A-3, A-5, and A-10 zoning classifications provide for properties designated for recreation/preservation use to be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications on the properties assigned the Recreation land use designation is to recognize existing zoning classification assignments and not to permit development within publicly owned property assigned the Recreation land use designation.

Rural-3, Rural-5 and Rural-10: PD zoning is permitted only within the Econlockhatchee River Basin where a transfer of density is to be used in accordance with the provisions of the Econlockhatchee River Protection Overlay Standards Classification.

| FUTURE LAND USE/OVERLAY <i>Notes: 1,2</i> | NET RESIDENTIAL DENSITY <i>Note: 3 and ***</i> | ALLOWABLE ZONING CLASSIFICATIONS <i>Notes: 5,6</i> |
|---|--|--|
| Environmentally Sensitive Lands Overlay | Overlay informational land designation indicating protected wetland and flood prone areas. | NA |
| Rural-10 | Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots | PLI, PUD** , PD, A-10 |
| Rural-5 | Maximum 1 DU/5AC | PLI, PUD** , PD, A-5, A-10 |
| Rural-3 | Maximum 1 DU/3AC | PLI, PUD** , PD, A-3, A-5, A-10 |
| Suburban Estates | Maximum 1 DU/AC | A-1** , RC-1, PLI, PUD** , PD, RM-3 ⁴ |
| Low Density Residential (LDR) | Maximum 4 DU/AC Maximum 7 DU/AC (Affordable Housing only) | R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1** , RC-1, PLI, PUD** , PD, RMX |
| Medium Density Residential (MDR) | Maximum 10 DU/AC, Maximum 12 DU/AC with affordable housing (see Policy HSG 3.3) | PUD** , RMX, R-AH** |
| High Density Residential | Maximum residential density - 20 DU/AC | RM-1** , RM-2** , R-2, R3-A** , R-1B, R-1BB, RP, all LDR zonings, RMX, PD |
| Mixed Development | • Maximum residential density - 30 DU/AC (maximum 40 DU/AC per Policy FLU 5.15). • Maximum FAR - 0.60 (Commercial and Industrial) (additional FAR allowable per Policy FLU 5.15) • Maximum FAR - 1.0 (see Policy FLU 5.15) | R-3, R-4, all MDR zonings, RMX, PD MXD, PLI, PUD** , PCD** , C-1, C-2, PD, and zoning in place at time Mixed Development designation is assigned. |
| Planned Development | Determined at time of Plan amendment; noted on FLUM | PUD** , PCD** , PD |
| Higher Intensity Planned Development - Core | • Minimum residential density - 20 DU/AC • Maximum residential density - 50 DU/AC • Minimum FAR - 0.5 • Maximum FAR - 1.0 | PUD** , PCD** , PD, PLI |
| Higher Intensity Planned Development - Transitional | • Maximum residential density - 20 DU/AC • Maximum FAR - 0.35 | PUD** , PCD** , PD, PLI |
| Higher Intensity Planned Development - Target Industry | • Abutting residential area - 20 DU/AC* • All other areas - 50 DU/AC* • FAR abutting residential area - 0.35 • FAR all other areas - 1.0 | PUD** , PCD** , PD, PLI, T1 Also, MDR and Office zoning classifications only where such development buffers existing single family subdivisions from target industry. |
| Higher Intensity Planned Development - Airport | • Maximum residential density - 30 DU/AC • Maximum FAR - 1.0 | PUD** , PCD** , PD, PLI |
| Office | Maximum FAR - 0.35 | OP, RP, A-1** , PUD** , PD, PLI |
| Commercial | Maximum FAR - 0.35 | CN, CS, C-1, C-2, A-1** , PUD** , PCD** , PD, PLI, OP, RP |
| Commercial (see Policy FLU 5.2) | Medium to high density residential uses | |
| Industrial | Maximum FAR - 0.65 | C-3, C-2, C-1, M-1A, M-1, M-2, A-1** , OP, PUD** , PCD** , PD, PLI |
| Public, Quasi-Public | Maximum FAR - 0.65 | PLI, A-1** |
| Preservation/Managed Lands | Maximum - 0.10 | PLI |
| Recreation | Maximum FAR - 0.50 | PLI, A-1** , PUD** , PD, A-3, A-5, A-10 |

* Residential uses permitted where ancillary to a target industry and integrated into a development per Policy FLU 5.8.

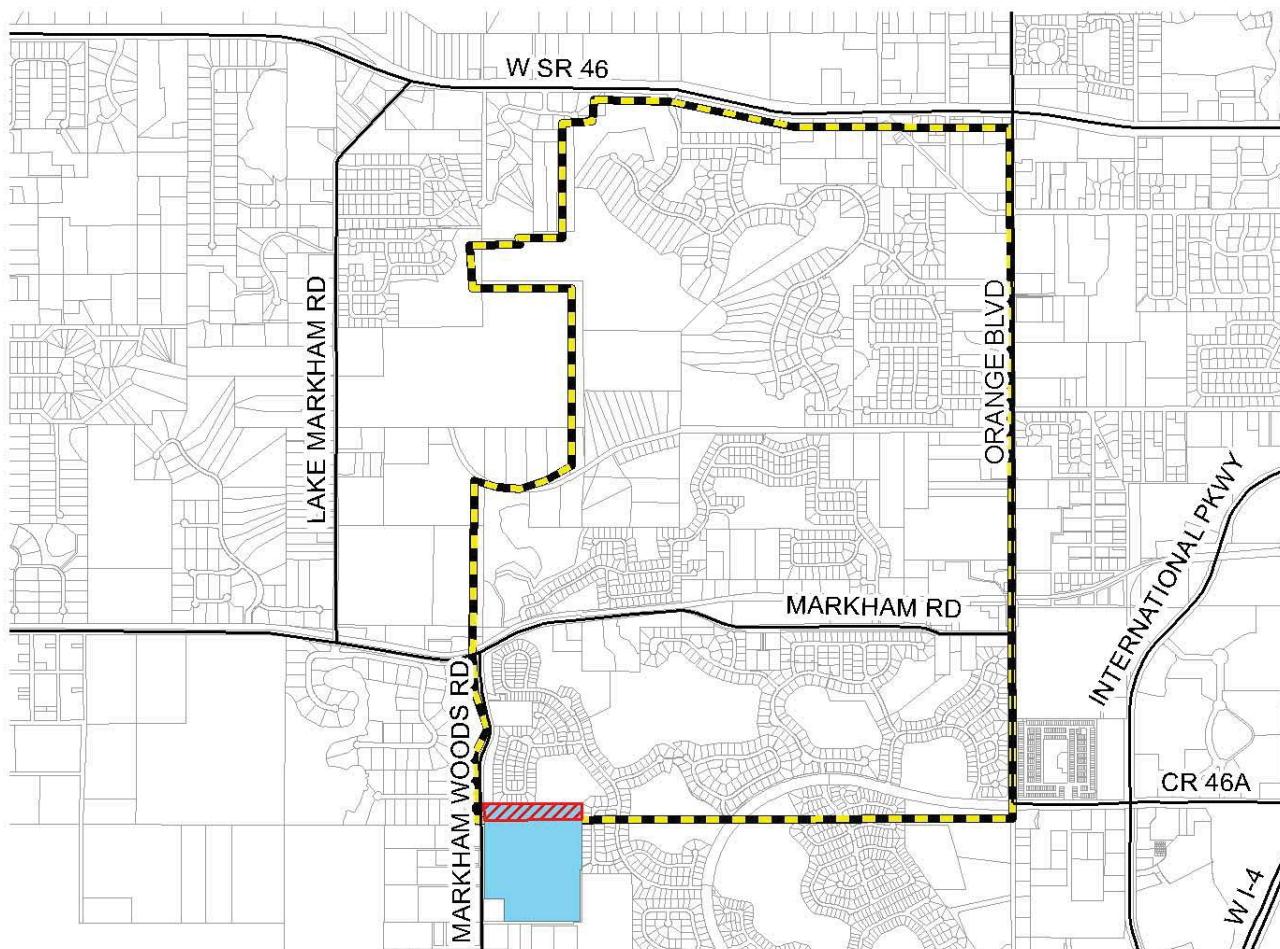
** These zoning districts may remain in place where already designated, but no additional properties shall be given these zoning classifications once the Land Development Code has been revised.

*** Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratios (FAR)









East Lake Sylvan Transitional Area/School Site



2,500
Feet

LEGEND



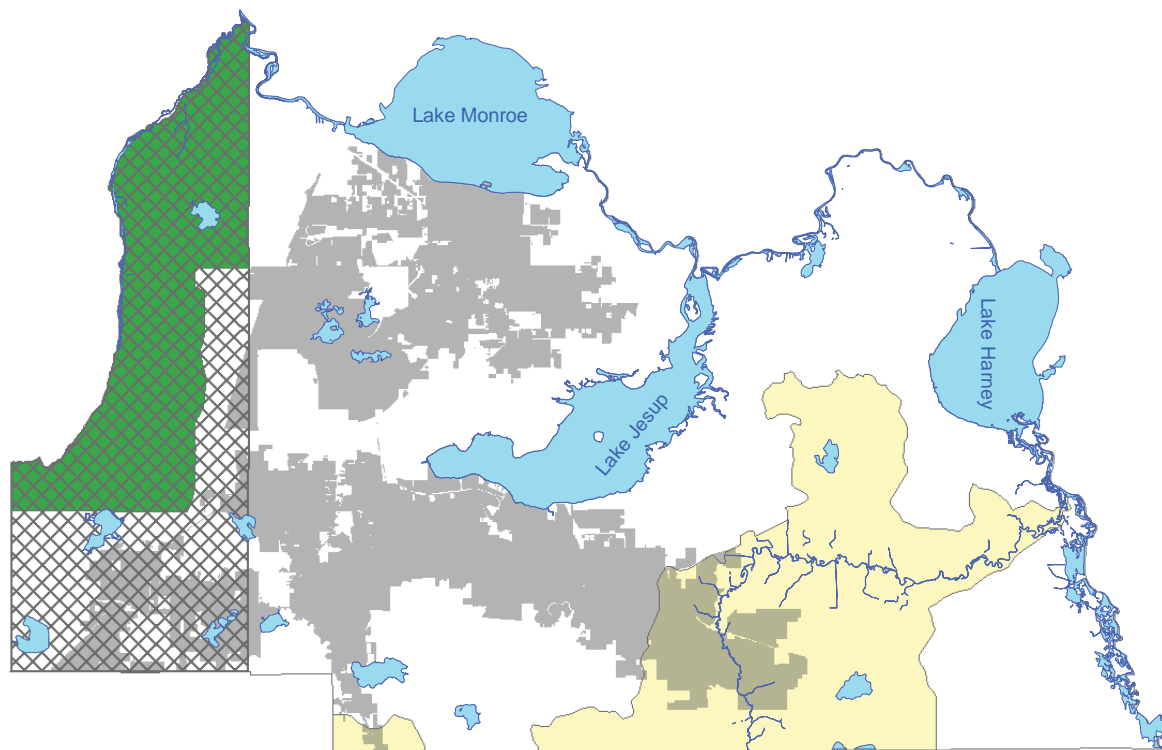
-  East Lake Sylvan Transitional Area subject to Policy FLU 12.2
-  School Site outside of Wekiva River Protection Area
-  School Site within Wekiva River Protection Area subject to Policy FLU 1.9
-  Parcels

(FLU - Effective date of information: 02/2008)






FLU Series - Resource Protection Areas



5
Miles

LEGEND



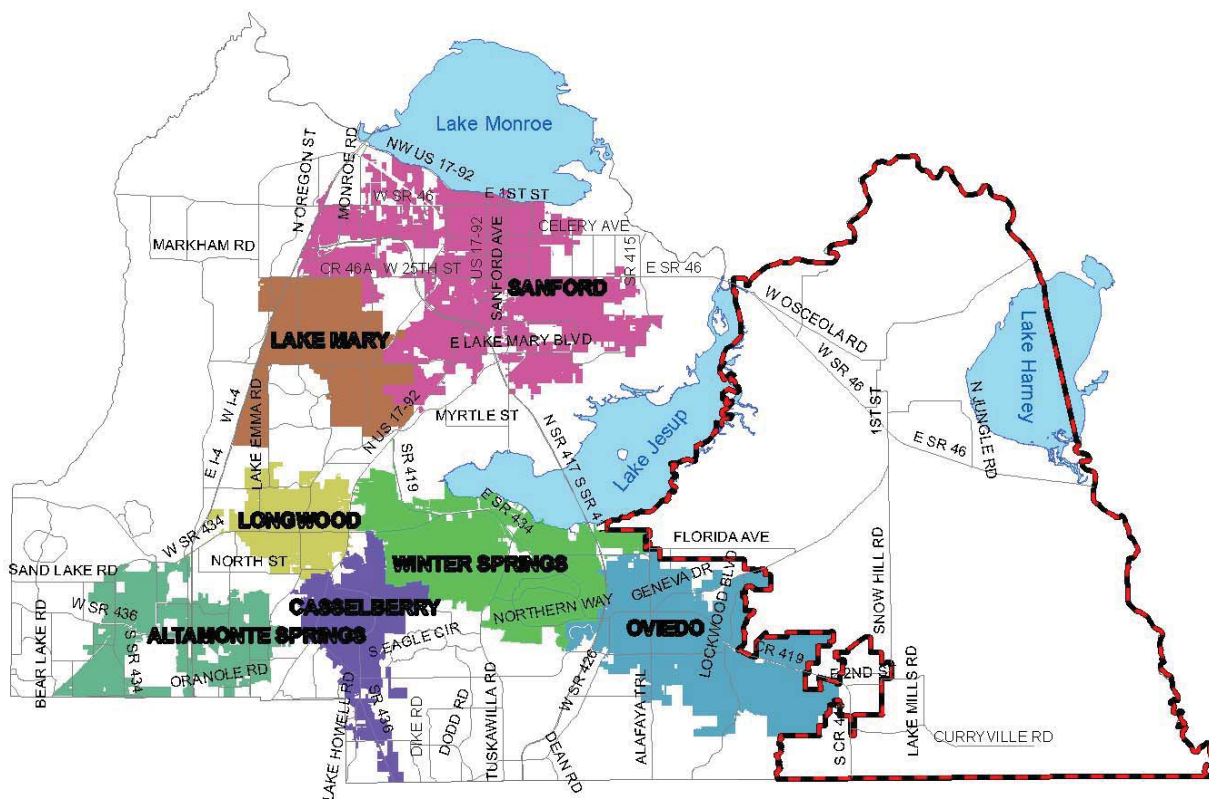
| | | | |
|---|------------------------|---|-----------------------------|
|  | Wekiva Protection Area |  | Municipalities |
|  | Econ Protection Area |  | Water bodies over 100 acres |
|  | Wekiva Study Area |  | County Boundary |

(CON - Effective date of information: 02/2008)





Rural Boundary Map (per 2004 County Charter Amendment)



5
Miles

LEGEND



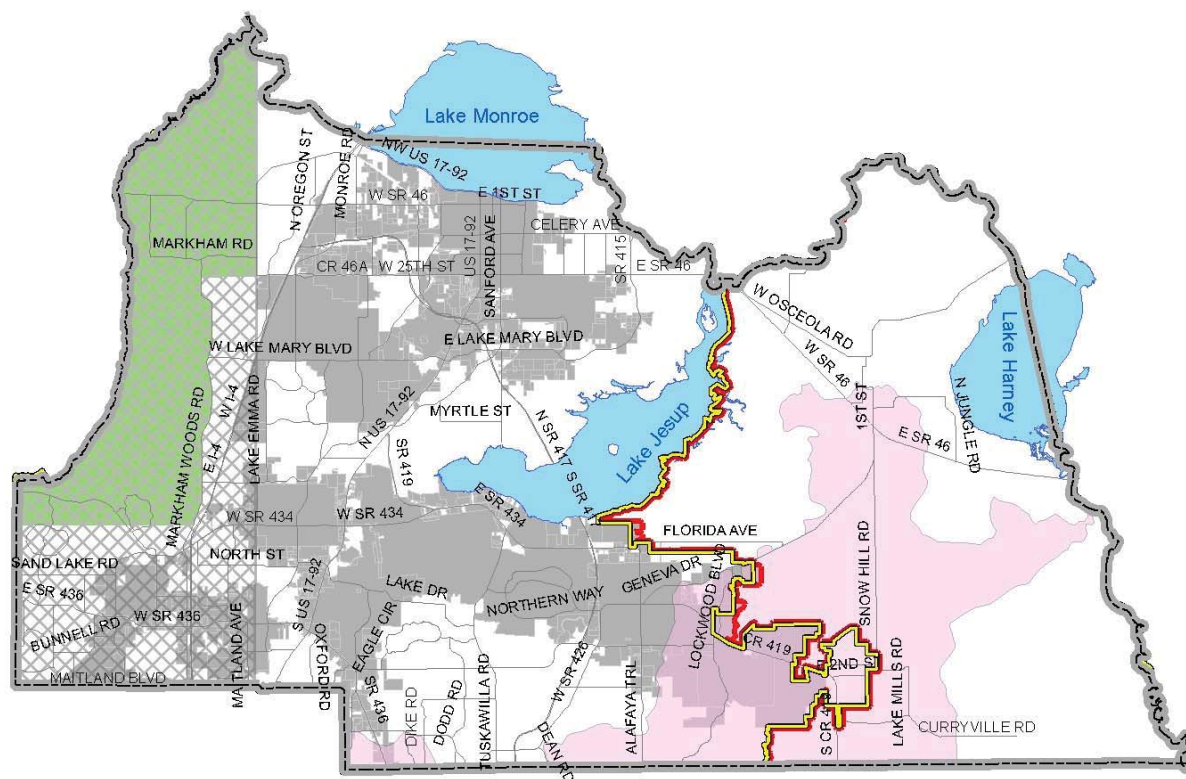
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|--|-------------|--|-------------------|--|----------------|
| | Rural Area | | ALTAMONTE SPRINGS | | OVIEDO |
| | CASSELBERRY | | SANFORD | | WINTER SPRINGS |
| | LAKE MARY | | | | |
| | LONGWOOD | | | | |

(FLU - Effective date of information: 02/2008)





Special Area Boundaries



5
Miles

LEGEND



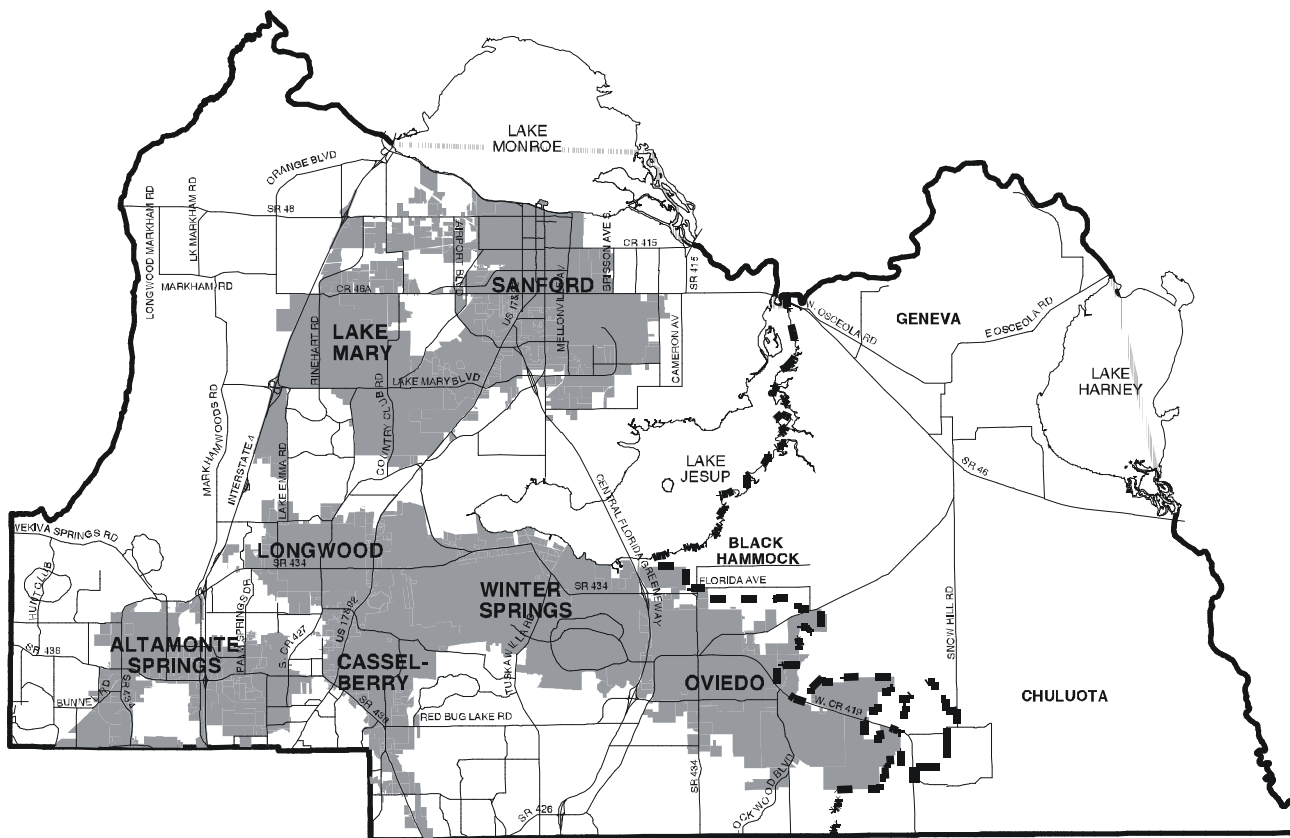
| | | | |
|---|------------------------|---|--|
|  | Wekiva Protection Area |  | City Limits |
|  | Econ Protection Area |  | Rural Boundary (per 2004 County Charter Amendment) |
|  | Wekiva Study Area |  | Urban / Rural Boundary |

(FLU - Effective date of information: 02/2008)





Urban/Rural Boundary



LEGEND



Urban/Rural Boundary



Incorporated Area

