

# Vision 2020

## Seminole County Comprehensive Plan

The Vision 2020 Seminole County Comprehensive Plan was adopted by the Board of County Commissioners on May 8, 2001. The Vision 2020 revised and updated ten (10) of the original 1991 Comprehensive Plan elements (Mass Transit and Ports, Aviation, and Other Facilities being consolidated within the Transportation Element) and the Plan Introduction. An additional seven (7) elements were updated on Sept. 10, 2002 as part of the Spring 2002 amendment cycle. An optional Energy Element was added in the Spring of 2003 and the Economic Element updated and reformatted during the Spring 2004 amendment cycle.

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  - Existing Water Supply Wells
  - Flood Plains
  - Future Land Use Map
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- HIP Airport Development Area
- HIP Areas
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<u>Adoption Date</u>	<u>Amendment</u>	<u>Ordinance No.</u>
September 11, 1991	Original Adopting Amendment	91-13
May 12, 1992	Amendment 91F	92-9
December 15, 1992	Amendment 92F	92-25
June 8, 1993	Amendment 6-93SS	93-8
June 22, 1993	Amendment 93S	93-10
July 27, 1993	One Unnumbered	93-14
October 26, 1993	One Unnumbered	93-21
December 14, 1993	Amendment 93F	93-28
January 11, 1994	Four Unnumbered	94-1
February 22, 1994	Amendment 02-94SS	94-3
March 8, 1994	Amendment 03-94SS	94-4
April 12, 1994	Amendment 04-94SS	94-6
June 14, 1994	Amendment 94S.1 and 94S.3	94-8
December 13, 1994	Amendment 94S.2, 94F.1, 94F.3, 94F.4, 94F.5 and 94F.6 <sup>1</sup>	94-12
January 24, 1995	Amendment 09-94SS, 12-94SS.1 and 12-94SS.2 <sup>2</sup>	95-1
June 13, 1995	Amendment 95S.1 95S.4, 95S.6, 95S.8, 95S.9, 95S.11, 95S.12, 95S.13 <sup>3</sup>	95-3
July 25, 1995	Amendment 06-95SS	95-7
September 12, 1995	Amendment 95S.10	95-12

<sup>1</sup> Amendment 94F.2 was not adopted

<sup>2</sup> Amendment 12-94SS.3 was not adopted

<sup>3</sup> Amendments 95S.2, 95S.3, 95S.5 and 95S.7 were withdrawn

<u>Adoption Date</u>	<u>Amendment</u>	<u>Ordinance No.</u>
December 12, 1995	Amendment 95F.FLU1, 95F.FLU2, 95F.FLU3, 95F.FLU5, 95F.FLU6, 95F.FLU7, 95F.FLU8, 95F.FLU9, 95F.FLU10, 95F.FLU11, 95F.FLU16, 95F.FLU17, 95F.TXT1, 95F.TXT4.4, 95F.TXT4.5, 95F.TXT2, 95F.TXT 3.1 through 3.7, 95F.TXT4.7, 95F.TXT6.1, 95F.TXT6.2, 95F.TXT6.4 through 6.8 and 95F.TXT7.1 through 7.4) <sup>4</sup>	95-14
June 11, 1996	Amendment 96S.FLU1, 96S.FLU2, 96S.FLU3, 96S.FLU4, 96S.TXT.2, 96S.TXT3, 96S.TXT4, 96S.TXT7 and 96S.TXT8 <sup>5</sup>	96-4
July 23, 1996	Amendment 06-96SS.2 <sup>6</sup>	96-6
August 13, 1996	Amendment 07-96SS.2	96-8
August 27, 1996	Amendment 08-96SS	96-11
September 24, 1996	Amendment 07-96SS.1	96-13
December 11, 1996	Amendment 95F.FLU13, 96S.FLU5, 96F.FLU1, 96F.FLU 2, 96F.TXT1, 96F.TXT2, 96F.TXT3, 96F.TXT4, 96F.TXT5, 96F.TXT6)	96-21
May 13, 1997	Amendment 04-97SS.1	97-16
June 10, 1997	Amendment 97S.FLU1, 95F.FLU14, 95F.FLU15, 95F.TXT 4.1, 95F.TXT 4.2, 95F.TXT 4.3, 95F.TXT 4.6, 97S.TXT 1.0, 97S.TXT 1.1, 97S.TXT 1.2, 97S.TXT 1.3, 97STXT 1.4, 97S.TXT 1.5, 97S.TXT 1.6, 97S.TXT 1.7, 97S.TXT 2.1, 97S.TXT 2.2, 97S.TXT 2.3, 97S.TXT 2.4	97-23
September 23, 1997	Amendment 08-97SS.1	97-41
October 28, 1997	Amendment 10-97SS.1	97-47
December 16, 1997	Amendments <sup>7</sup> : 97F.FLU1 through 97F.FLU4, 97F.FLU7, 97F.FLU8, 97F.TXT1 through 97F.TXT10 <sup>8</sup>	97-49

<sup>4</sup> Amendment 95F.TXT 6.3 was withdrawn; numbers 95F.FLU4, 95F.FLU12, 95F.TXT5 were not used.

<sup>5</sup> Amendment 96S.TXT1, 96S.TXT5 and 96S.TXT6 were not adopted.

<sup>6</sup> Amendment 06-96SS.1 was not adopted.

<sup>7</sup> Amendment 97F.FLU5 and 97F.FLU6 were not adopted. The December 16<sup>th</sup> hearing was a continuation of the Fall adoption hearing originally begun on November 25, 1997.

<sup>8</sup> Amendments 97F.FLU4, 97F.TXT2, 97F. TXT3, and 97F.TXT4 were rescinded by Ordinance 99-13.

<u>Adoption Date</u>	<u>Amendment</u>	<u>Ordinance No.</u>
January 27, 1998	Amendment 12-97SS.1	98-8
May 26, 1998	Amendment 04-98SS.2 <sup>9</sup>	98-28
October 13, 1998	Amendments <sup>10</sup> , 98S.FLU5, 98S.FLU6, 98S.TXT1, 98S.TXT2	98-46
May 11, 1999	Amendments 98F.FLU2, 98F.FLU3, 98F.FLU4, 98F.FLU5, 98CSAS.FLU1, 98CSAS.TXT1 through 98CSAS.TXT11 <sup>11</sup>	99-13
April 1999	Amendment 04-99S1 (Denied) <sup>12</sup>	NA
June 22, 1999	Amendment 99S.FLU2	99-22
July 13, 1999	Amendments 99S.FLU4, 99S.FLU5, 99S.FLU6, 99S.TXT1, 99S.TXT2 <sup>13</sup>	99-26
August 10, 1999	Amendment 98F.FLU7	99-31
September 28, 1999	Amendment 08-99SS.1	99-38
October 26, 1999	Amendments 99F.TXT6, 99F.TXT7, 99F.TXT8.1, 99F.TXT8.2, 99F.TXT8.3, 99F.TXT8.4	99-51
December 14, 1999	Amendment 12-99SS.2	99-61
December 15, 1999	Amendment 08-99SS.2	99-65
December 15, 1999	Amendments 99F.AMD1.1, 99F.ADM2, 99F.ADM3, 99F.ADM5.1, 99F.ADM5.2, 99F.ADM5.3, 99F.ADM13, 99F.ADM15.1, 99F.ADM15.2, 08-99SS.3, 99F.FLU1, 99F.FLU2, 99F.WRPA.TXT1 through 99F.WRPA.TXT11, 99F.WRPA.TXT13 through 16, 99F.WRPA.TXT17 through 20, 99F.TXT3.7.	99-68

<sup>9</sup> Amendment 04-98SS.1 was withdrawn.

<sup>10</sup> Amendments 98S.FLU3 and 98S.FLU4 were withdrawn. 98S.FLU1 and 98S.FLU2 were repealed and revised to 99F.FLU1 and 99F.FLU2 by Ordinance 99-68.

<sup>11</sup> These amendments are related to the Chuluota Small Area Study.

<sup>12</sup> Amendment 04-99S1 was denied.

<sup>13</sup> Amendment 99S.FLU1 and 99S.FLU3 were not adopted.



<b>Adoption Date</b>	<b>Amendment</b>	<b>Ordinance No.</b>
January 25, 2000	Amendment 12-99SS.5	2000-7
February 8, 2000	Amendment 12-99SS.1	2000-9
February 22, 2000	Amendment 12-99SS.3	2000-11
June 27, 2000	Amendment 06-00SS.1	2000-33
June 27, 2000	Amendment 12-99SS.4	2000-35
October 24, 2000	Amendments 00S-ADM1,00S.TXT1, 00S.TXT2, 00S.TXT3, 00S.TXT4, 00S.TXT5, 00S.TXT6, 00S.TXT9, 00S.TXT10, 00S.TXT11, 00S.TXT12, 00S.TXT13, 00S.TXT14, 00S.TXT15 <sup>14</sup>	2000-50
January 23, 2001	Amendment 12-00SS.2	2001-3
February 13, 2001	Amendment 11-00SS.2	2001-5
February 13, 2001	Amendment 12-00SS.1	2001-7
April 10, 2001	Amendment 04-01SS.1	2001-15
May 8, 2001	Amendment 01S.TXT1 (Vision 2020)	2001-21
May 22, 2001	Amendment 05.01SS.1	2001-23
September 25, 2001	Amendment 08-01SS.1	2001-39
November 13, 2001	Amendment 09-01SS.1	2001-47
December 11, 2001	Amendment 01S.FLU2	2001-51
February 26, 2002	Amendment 01-02SS.1	2002-08
April 9, 2002	Amendment 03-02SS.1	2002-14
April 9, 2002	Amendment 01-02SS.2	2002-16
April 23, 2002	Amendment 04-02SS.1	2002-18
July 23, 2002	Amendment 05-02SS.1	2002-29
August 27, 2002	Amendment 08-02SS.1	2002-34

<sup>14</sup> There is not an amendment 00S.TXT7 or TXT8.

<u>Adoption Date</u>	<u>Amendment No. – Name (Element)</u>	<u>Ordinance</u>
Sep 10, 2002	02S.FLU02, 02S.FLU05, 02S.ADM01, 02S.TXT1, 2, 3, and 4. (01F.FLU01 and 02S.FLU01 were not adopted)	2002-37
Sep 24, 2002	08-02SS.2	2002-41
Dec 10, 2002	02S.FLU01, 02F.TXT02, 02F.TXT03, 02F.TXT04	2002-55
Aug 12, 2003	01F.FLU01 (Lake Jessup Woods) 02S.FLU04 (Banana Lake) 03S.TXT01 (Energy Element)	2003-36
Dec 09, 2003	03F.FLU01 - Citrus Road (FLU Map) 03F.TXT01 - 2003/04 CIE Exhibits Update (CIE) 03F.TXT03.1 & 03.2 - Conservation Village (FLU) 03F.TXT04.1, 04.2, 04.3 & 04.4 - Airport (FLU,TRA)	2003-63
Jun 08, 2004	04S.FLU01 - Savannah Park (FLM Map) 04S.TXT02.1, 02.2, 02.3, 02.4, 02.5 - Gen. Hutchison Parkway (DES, TRA) 04S.TXT03 – Updated Economic Element (ECM) 04S.TXT04.1, 04.2, 04.3 , 04.4 Digital Future Land Use Maps (CON, FLU, IMP) 04S.TXT05.1, 05.2 - Myrtle Street Conservation Village (FLU, FLUEX) <i>Withdrawn: 04S.TXT01 - Water Supply Facilities Plan</i>	2004-25

**NOTE**  
**Copies of ordinances can be obtained from the Clerk of the Circuit Court  
at the County Commission Records Office.**

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**Vision 2020  
Acknowledgements  
2001 Adoption Hearing**

**SEMINOLE COUNTY COMMISSIONERS**

**Carlton Henley  
Grant Maloy  
Daryl McLain  
Randy Morris  
Dick Van Der Weide, Chairman**

**LOCAL PLANNING AGENCY MEMBERS**

**Mark George  
Richard Harris, Chairman  
Thomas Mahoney  
Alan Peltz  
Paul Tremel  
Ben Tucker  
Grey Wilson**

**COUNTY ADMINISTRATIVE AND PLANNING STAFF**

**Kevin Grace, County Manager  
Frances Chandler, Deputy County Manager  
Donald S. Fisher, Director, Planning and Development  
Matthew West, Manager, Planning Division**

# **Ordinance No. 2001-21**

AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 91-13, AS PREVIOUSLY AMENDED; CHANGING THE ORDINANCE TITLE TO "VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN"; AMENDING THE TEXT, EXHIBITS, MAPS, FIGURES, TABLES, CHARTS AND GRAPHS OF THE CAPITAL IMPROVEMENTS, FUTURE LAND USE, CONSERVATION, DESIGN, HOUSING, LIBRARY SERVICES, RECREATION AND OPEN SPACE, MASS TRANSIT, PORTS, AVIATION AND RELATED FACILITIES AND TRAFFIC CIRCULATION ELEMENTS AND AMENDING THE INTRODUCTION SECTION OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR STATUS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County (the Board) enacted Ordinance Number 91-13 which adopted the 1991 Seminole County Comprehensive Plan (the "Plan"), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Board wishes to amend the Plan in accordance with requirements of the County's 1998 Evaluation and Appraisal Report and, in the process, update and reformat the entire Plan over the course of the Spring 2001 and Fall 2001 large scale amendment cycles; and

WHEREAS, the Board has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, and other applicable laws and regulations in order to amend and consolidate certain elements of the Plan, all as set forth in the appendices to this Ordinance; and

WHEREAS, the Board has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA  
BY *Cheryl Coker*  
DEPUTY CLERK

**WHEREAS**, the Seminole County Local Planning Agency has held all public hearings required by law, and has provided all required public notice, for the purpose of providing recommendations to the Board with regard to the Plan amendments set forth herein; and

**WHEREAS**, the Board has held all public hearings required by law and provided all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendments set forth herein; and

**WHEREAS**, the Board hereby finds that the Plan, as amended, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapters 163 and 369, Florida Statutes, the State Comprehensive Plan, the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council and other applicable law; and

**WHEREAS**, the Plan amendments set forth herein have been reviewed by all required State agencies and the Objections, Recommendations and Comments (ORC) Report prepared by the Department of Community Affairs has been considered by the Board.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**SECTION 1. RECITALS, LEGISLATIVE FINDINGS, PURPOSE AND INTENT.**

(a) The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

(b) The purpose and intent of the Board of County Commissioners in adopting this Ordinance are as stated in Section 2 of Ordinance 91-13.

(c) The Board of County Commissioners hereby determines that the Economic Impact Statement referred to in the Seminole County Home Rule Charter is unnecessary and is hereby waived as to this Ordinance.

## **SECTION 2. COMPREHENSIVE PLAN.**

(a) This Ordinance and the 1991 Seminole County Comprehensive Plan shall hereafter be known and may be cited as the "Vision 2020 Seminole County Comprehensive Plan".

(b) The Vision 2020 Seminole County Comprehensive Plan includes all elements (Mass Transit, Ports, Aviation and Related Facilities and Traffic Circulation elements being consolidated into the Transportation Element) and provisions of the 1991 Seminole County Comprehensive Plan as adopted by Ordinance 91-13, as subsequently amended and as further amended by this Ordinance.

(c) The following elements of the Vision 2020 Plan amend, supercede and replace in total the similar elements of the 1991 Seminole County Comprehensive Plan:

- (1) Future Land Use Element;
- (2) Capital Improvement Element;
- (3) Conservation Element;
- (4) Design Element;
- (5) Housing Element;
- (6) Library Services Element;
- (7) Transportation Element (consolidating the Mass Transit, Ports, Aviation and Related Facilities and Traffic Circulation elements);



(8) Recreation and Open Space Element;

(d) The text of the elements listed above, including associated exhibits, maps, tables, figures, charts and graphs, and the Introduction section are attached to this Ordinance as Appendix A (Amendment 01S.TXT1), but shall be deemed to be an integral part of this Ordinance as if fully set forth herein verbatim.

**SECTION 3. STATUS OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN.**

Except as herein modified, all provisions of Ordinance 91-13, as amended, remain in full force and effect.

**SECTION 4. SEVERABILITY.**

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

**SECTION 5. EXCLUSION FROM COUNTY CODE/CODIFICATION.**

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Vision 2020 Seminole County Comprehensive Plan, as amended.

**SECTION 6. EFFECTIVE DATE.**

A certified copy of this Ordinance shall be provided to the Florida Department of State and the Florida Department of Community Affairs by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes and this Ordinance shall take effect in accordance with law.

**ENACTED** this 8th day of May, 2001.

**BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA**

By: 

**DICK VAN DER WEIDE, Chairman**

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5/08/01  
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# Ordinance No. 91-13

AN ORDINANCE REPEALING ORDINANCE NUMBER 87-14, WHICH IS THE CURRENT SEMINOLE COUNTY COMPREHENSIVE PLAN, AS AMENDED BY NUMEROUS ORDINANCES; ENACTING THE 1991 SEMINOLE COUNTY COMPREHENSIVE PLAN AS WELL AS THE ASSOCIATED FUTURE LAND USE MAP AND OTHER MAPS AND MAP SERIES ASSOCIATED WITH THE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES, AND RULE 9J-5, FLORIDA ADMINISTRATIVE CODE, AND ALL OTHER APPLICABLE LAWS AND RULES; PROVIDING FOR FINDINGS; PROVIDING FOR AN EXPRESSION OF PURPOSE AND INTENT; PROVIDING FOR THE ADOPTION OF NUMEROUS REQUIRED AND OPTIONAL ELEMENTS OF THE COMPREHENSIVE PLAN RELATING TO PLAN IMPLEMENTATION, FUTURE LAND USE, CAPITAL IMPROVEMENTS, CONSERVATION, DESIGN, DRAINAGE, HOUSING, INTERGOVERNMENTAL COORDINATION, LIBRARY SERVICES, PORTS, AVIATION AND RELATED FACILITIES, POTABLE WATER, PUBLIC SAFETY, RECREATION AND OPEN SPACE, SANITARY SEWER, SOLID WASTE, TRAFFIC CIRCULATION, MASS TRANSIT AND ASSOCIATED MATTERS; PROVIDING FOR THE ADOPTION OF GOALS, OBJECTIVES AND POLICIES; PROVIDING FOR PROCEDURES TO ENCOURAGE AND FACILITATE PUBLIC PARTICIPATION AND FOR AMENDING THE PLAN; PROVIDING FOR A CONCURRENCY MANAGEMENT SYSTEM WHICH MAY IMPACT OR PRECLUDE THE ABILITY OF PROPERTY OWNERS TO DEVELOP PROPERTIES DUE TO DEFICIENT PUBLIC FACILITIES; PROVIDING FOR CONSISTENCY BETWEEN THE COMPREHENSIVE PLAN AND COUNTY DEVELOPMENT ORDERS AND LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE REFERENCE TO SUPPORT DOCUMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE AND INCLUSION, AS A SEPARATE VOLUME, IN THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Seminole County initiated a comprehensive planning program in the early 1970's well in advance of any statewide legislation relating to comprehensive planning by local governments in the State of Florida; and

WHEREAS, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, which, in addition to subsequent amendments thereto, is codified in Chapter 163, Florida Statutes; and

WHEREAS, Chapter 163, Florida Statutes, requires each local government in the State of Florida to prepare a comprehensive plan in compliance with Chapter 163 and other provisions of law; and

WHEREAS, Chapter 91-370, Laws of Florida, repealed Chapters 74-612 and 81-493, Laws of Florida, which were, collectively, known as the "Seminole County Special Planning Act of 1974"; and

WHEREAS, the Board of County Commissioners has complied with the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, and other applicable laws and regulations in the process of adopting the Seminole County Comprehensive Plan; and

WHEREAS, the County held numerous community meetings as set forth in the Public Comment Support Document; and

WHEREAS, Part 2, Chapter 200, of the Seminole County Code designates the Seminole County Planning and Zoning Commission as the local land planning agency to be known and referred to as the "Seminole County Land Planning Agency" and the Board of County Commissioners also created and appointed a Program Review Committee which held extensive and detailed hearings relating to the development of the 1991 Seminole County Comprehensive Plan; and

WHEREAS, the Seminole County Local Planning Agency held a public hearing and heard and considered lengthy public input on the proposed draft 1991 Seminole County Comprehensive Plan after due public notice on February 6, 1991 and recommended that the draft 1991 Seminole County Comprehensive Plan be adopted; and

WHEREAS, the Board of County Commissioners transmitted the 1991 Seminole County Comprehensive Plan in its draft form to the Florida Department of Community Affairs (the State Land Planning Agency), to each local government within Seminole County, to each of Seminole County's neighboring counties, and to other entities for written comments as required by law; and

WHEREAS, the Board of County Commissioners held public

hearings on March 5 and 7 and on September 9 and 11, 1991 with public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, the Florida Department of Community Affairs, other public agencies and jurisdictions prior to transmittal of the 1991 Seminole County Comprehensive Plan and final action by the enactment of this Ordinance; and

WHEREAS, the Board of County Commissioners has considered the Objections, Recommendations and Comments Report of the Florida Department of Community Affairs and has appropriately addressed all matters set forth therein; and

WHEREAS, in accordance with Section 163.3184(8)(a), Florida Statutes, the Board of County Commissioners requested the Florida Department of Community Affairs to participate in the adoption Public Hearing relating to the 1991 Seminole County Comprehensive Plan and the Department participated only as to certain matters considered at the Public Hearing and did not express any objections to the Plan, but, as to the limited comments expressed by the Department, all matters were considered and appropriately addressed; and

WHEREAS, all provisions of the 1991 Seminole County Comprehensive Plan comply with all requirements of applicable laws and regulations; and

WHEREAS, the Board of County Commissioners has adopted and implemented procedures and policies designed to assure and provide meaningful, full and effective public participation in the comprehensive planning process as a result of which the 1991 Seminole County Comprehensive Plan has derived; has adopted procedures and policies to provide the owners of real property with any notice as may be required by law relating to official actions which may affect the use of their property and has provided for the broadest possible dissemination of proposals and alternatives relating to the Plan; has provided full opportunity for written and/or oral comments from the general public as well as any entities that may desire to provide comments; has held lengthy

public meetings and public hearings after due notice with free and open discussion; has encouraged maximum communication with State, regional and local agencies and the public; has undertaken indepth program analysis and the broad dissemination of information; and has fully considered all public and governmental comments concerning the provisions of this Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA;**

**Section 1. FINDINGS.** This Ordinance is enacted pursuant to Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code, as well as all other applicable laws and regulations. The Board of County Commissioners of Seminole County hereby specifically finds and determines that the Seminole County Comprehensive Plan enacted and adopted pursuant to the provisions of this Ordinance fully complies with the provisions of Chapter 163, Florida Statutes; Rule 9J-5, Florida Administrative Code; the State Comprehensive Plan enacted pursuant to Chapter 187, Florida Statutes; and the Regional Policy Plan of the East Central Florida Regional Planning Council adopted pursuant to Chapter 186, Florida Statutes. The matters set forth in the preamble to this Ordinance are adopted as further findings and are hereby incorporated herein as if fully set forth herein verbatim. In addition to these findings, the Board of County Commissioners of Seminole County specifically notes that the Support Documents to the 1991 Seminole County Comprehensive Plan may be reviewed, evaluated and used as support for the provisions of the 1991 Seminole County Comprehensive Plan and to determine the legislative intent relating to the 1991 Seminole County Comprehensive Plan.

**Section 2. PURPOSE AND INTENT.** The purpose of the 1991 Seminole County Comprehensive Plan is to benefit the citizens of Seminole County and to preserve and enhance the quality of life of the residents of Seminole County in a manner consistent with State law. The Board of County Commissioners desires to preserve and enhance present advantages; to encourage the most appropriate use of land, water and other natural resources consistent with the

public interest; to discourage the proliferation of urban sprawl; to overcome present handicaps; to deal effectively with future problems that may result from the use and development of land; to preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement, fire prevention and general welfare; to prevent the overcrowding of land and avoid undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, libraries, schools, parks, recreational facilities, housing and other requirements and services; and to conserve, develop, utilize and protect natural resources. The Plan shall have the legal status set out in Chapter 163, Florida Statutes, and no public or private development within shall be permitted except in conformity with the 1991 Seminole County Comprehensive Plan. The Plan provides the framework for action by the Government of Seminole County and its residents in the responsible management of valuable natural resources; provides for adequate and cost effective public services; provides for the regulation of land development in order to promote public safety, sound appearance and neighborhood and economic stability; provides for long term goals for future development and the provision of services; establishes objectives or benchmarks to meet in attaining goals; and details specific activities (policies) to be taken to meet the stated benchmarks. The provisions of this Ordinance either have been or will be implemented with various County land development regulations which will be enacted as ordinances and appropriately codified.

**Section 3. COMPREHENSIVE PLAN.**

(a) This Ordinance shall be known and may be cited as the "1991 Seminole County Comprehensive Plan".

(b) The 1991 Seminole County Comprehensive Plan includes, in addition to all other textual and other material set forth in the appendices hereto, the following required and optional elements which include various maps and map series; which maps, map series and elements are hereby found and determined to be internally



consistent:

- (1) Implementation Element;
- (2) Future Land Use Element;
- (3) Capital Improvements Element;
- (4) Conservation Element;
- (5) Design Element;
- (6) Drainage Element;
- (7) Housing Element;
- (8) Intergovernmental Coordination Element;
- (9) Library Services Element;
- (10) Ports, Aviation and Related Facilities Element;
- (11) Potable Water Element;
- (12) Public Safety Element;
- (13) Recreation and Open Space Element;
- (14) Sanitary Sewer Element;
- (15) Solid Waste Element;
- (16) Traffic Circulation Element;
- (17) Mass Transit Element

(c) The text of the 1991 Seminole County Comprehensive Plan and the associated Future Land Use Map, and all other maps adopted in the Plan are attached to this Ordinance as appendices, but shall be deemed to be an integral part of this Ordinance as if fully set forth herein verbatim.

**Section 4. LEGAL STATUS OF THE COMPREHENSIVE PLAN.**

Pursuant to State law, all development undertaken by and all actions taken in regard to development orders issued by the Board of County Commissioners with regard to the unincorporated areas of Seminole County, shall be consistent with the 1991 Seminole County Comprehensive Plan and its subsequent amendments. All County land development regulations enacted or amended shall be consistent with the 1991 Seminole County Comprehensive Plan or as it may be amended in the future.

**Section 5. SEVERABILITY/SAVINGS:**

(a) If any provision of the 1991 Seminole County Comprehensive Plan or its application to any person or circumstance

is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of the Plan which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance and the 1991 Seminole County Comprehensive Plan it enacts are declared severable.

(b) Ordinance number 87-14, as amended, is hereby repealed. The repeal of the current Seminole County Comprehensive Plan effectuated by this Ordinance shall not affect the validity of any actions taken as Seminole County pursuant to that Comprehensive Plan in effect prior to the effective date of this Ordinance.

**Section 6. CODIFICATION:** It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall be appropriately published and codified under the direction of the Seminole County Planning Department after consulting with the Office of the County Attorney. The textual provisions of the Plan in the appendices are as transmitted to the Florida Department of Community Affairs for its review. Changes to the Plan since that time are either stricken-through for deletions or shaded for additions.

**Section 7. EFFECTIVE DATE:** This Ordinance shall take effect on 12:01 A.M. on October 14, 1991.

ENACTED this 11th day of September, 1991.

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By: 

Fred W. Streetman, Jr.  
Chairman



(ord891.tm7)