

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.

Table of Contents

- Supporting and Furthering Objectives and Policies
- Policies for Response to Special Area Standards of Review Questions
- Future Land Use Map Exhibits

Supporting And Furthering Objectives And Policies

Policy FLU 5.4.3 Neighborhood Commercial Uses

The County may allow commercial uses in areas designated solely for residential uses 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** If such uses are located at the intersection of collector or arterial roadways, they will not set a precedent for future strip commercialization and shall provide pedestrian and bicycle access from the neighborhoods intended to be served;
- C** Development intensity is limited to uses designed to serve the needs of the immediate neighborhoods, including:
 - 1 Daycare centers
 - 2 Convenience stores without gasoline pumps
 - 3 Delicatessen/Café
 - 4 Ice cream or coffee shop
 - 5 Barbershop or hair salon
- D** One above store or live-work unit may be permitted per nonresidential use.
- E** Development occurs in accordance with the Land Development Code performance framework, including:
 - 1 Public notification and hearings pursuant to the requirements of State Law and the Implementation Element of the Seminole County Comprehensive Plan;
 - 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 seating; and
 - 6 Appropriate hours of operation to minimize noise and lighting impacts.

Policy FLU 5.4.4 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 5.4.6 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.

Policy 5.5.1 Redevelopment and Revitalization of Low-Income Neighborhoods

The County shall continue to administer Community Development Block Grant (CDBG) funded programs for target areas (geographic areas within which a minimum of 51% of the households earn incomes that do not exceed 80% of the area median income). Programs shall be shaped by input received from residents of the target areas, including the desires of residents to renovate and revitalize existing housing, remain in neighborhoods and 'age in place', and will provide specific infrastructure, housing, community service, and financing options to stabilize and revitalize target areas.

Policy FLU 4.1.1 Identify Infill and Redevelopment Opportunities

The County shall encourage infill and redevelopment by maintaining future land use and zoning districts that enable compact, walkable land use patterns supportive of multimodal mobility and by providing incentives to promote compact walkable development in focus areas. Compact walkable development shall be enabled through the following methods:

- A** Through the Official Future Land Use Map by the designation of Mixed-Use Development land where appropriate;
- B** In accordance with the performance frameworks of **Policy FLU 4.2.3 Urban Centers and Corridors Overlay**;
- C** Through infill and redevelopment in Commercial Future Land Use designations in accordance with Policy FLU 5.4.11; and
- D** Through the Missing Middle Alternative Standards (**Policy FLU 4.2.1 Missing Middle Development**).

In addition to the density bonuses and alternative standards described in this Element, the County shall evaluate the most effective strategies to incentivize infill and redevelopment, which could include strategic investments in infrastructure, technical assistance, grant programs, private-public partnerships, tax incentives, or the establishment of Community Redevelopment Areas. Any such development shall be consistent with Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment.

Policy FLU 5.4.11 Mixed Development in Commercial

- A** The County shall allow properties designated as Commercial on the **Exhibit FLU: Future Land Use Map** to be developed as mixed residential/commercial use, up to 30 du/acre, subject to compliance with the policies and standards for **FLU 4.2.2 Mixed Use Development** and mixed use development standards in the Land Development Code (LDC). Residential shall be a supporting use within the boundaries of a commercial development, not exceeding 49 percent of total floor area and any subdivision of residential lots shall be limited 20 percent of the net buildable area of the site. The following residential uses will be permitted within the Commercial land use designation as an incentive to create opportunities for infill development;

maintain short travel distances between commercial and residential areas; support the multimodal mobility strategy; and 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 2 Missing Middle dwelling unit typologies, including live-work units; and 3 Above-store apartments.

- B** Proposed mixed-use developments are subject to compliance with the Missing Middle Alternative Standards or rezoning to Mixed-Use Corridor Development. Applications are subject to the Mixed Development Performance Framework from **Policy FLU 4.2.2**.
- C** Detached single-family homes are not permitted to be constructed as part of the new residential component.

Policy FLU 4.5.3 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 HIP-TI area comprises:
 - 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 GROW WALKABLE, ACTIVE PLACES | FLU-85 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 will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities.
 - c. Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent 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 must provide adequate areas on the development site to buffer the residential uses from future target industry development.
- 6** In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a ½ mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed:
 - a Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area;
 - b Automobile repair shops;
 - c Automobile sales;
 - d Distribution and terminals;
 - e Durable goods and surgical supply manufacture;
 - f General office and compatible commercial uses, including retail sales operations;
 - g Light manufacturing and compatible industrial uses;
 - h Lumberyards and machinery sales;
 - i Medical clinics;
 - j Paint and body shops;
 - k Publishing plants;
 - l Showroom warehouses;
 - m Trade shops and trade schools, including health care related trade schools;
 - n Universities and colleges;
 - o Warehousing;
 - p Wholesale greenhouses; and
 - q Other similar uses

Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed.

B Compatibility Guidelines

Target Industries must use compatibility guidelines as identified during the Planned Development zoning approval process 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. Noise and light limitations to mitigate impacts on residential uses must be employed 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 4.2.2 Mixed Use Developments (MXD) Land Use Designation

Purpose and Intent

In general, the purpose and intent of this land use is to encourage and promote well planned, suitable and appropriate mixed-use developments with residential and nonresidential components in close proximity to one another. Should an applicant seek this land use designation, the list of potential development options is identified below. The Mixed Development designation allows for a transition of uses from parcel to parcel to protect adjacent residential uses from adverse impacts of nonresidential uses.

A minimum of two uses are required within a MXD development unless special circumstances apply, but no mandatory minimum percentage of each use shall be established.

Where unincorporated lands within a corridor, or an unincorporated area with multiple parcels and multiple property owners has been designated as Mixed Development, multiple providers of potable water and sanitary sewer exist and the area is not subject to a Development of Regional Impact approval, individual service areas shall be identified and the maximum allowable number of dwelling units and nonresidential square footage shall be recorded for each service area as a part of the Seminole County Comprehensive Plan Future Land Use Element text. The maximums shall be determined by and consistent with the adopted levels of service of the providers.

A Potential Development Options

- 1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development.
- 2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards applicable to the property. However, new and/or additional development on a site must conform to this Policy.
- 3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies.
- 4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and
- 5 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 or containing other uses, public schools, open space and recreation areas

F Allowable Zonings: Zonings permitted in the Mixed Development designation are:

- 1 Public Lands and Institutions;
- 2 Mixed Use Corridor District (MUCD);
- 3 Missing Middle (MM);

- 4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment;
- 5 Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI;
- 6 Undeveloped non-residentially zoned lots seeking new development approvals shall require rezoning to MUCD, PD, MM, or PLI; and
- 7 Under existing zoning classification(s) as provided in **Policy FLU 4.2.3 Urban Centers and Corridors Overlay.**

F Densities and Intensities in General

- 1 Residential densities up to a maximum of 30 dwelling units per net buildable acre are allowed, subject to the following requirements and modifications:
 - a Minimum density shall be 10 dwelling units per acre
 - b Density may be increased to 60 dwelling units per acre for projects for which parking is provided in a structure. Limited surface parking may be provided on-street, for ADA-accessibility, for valet, or as short-term visitor parking.
 - c Density may be increased to 60 units per acre for projects of 3 acres or less provided that the FAR of the development, including residential and non-residential components, does not exceed 1.0.
 - d A density bonus of up to 20 dwelling units per acre for the provision of housing affordable to low or very low-income households. The ratio of affordable units (by type) to bonus market-rate units shall be specified in the Land Development Code and adjusted no less than every five years based on market analysis.
- 2 The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.
- 3 Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within **Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment** and the Land Development Code.

Policy FLU 3.2.1 Recognition of East Rural Area

The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal

Description for Rural Areas” and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the FLU Exhibit of this Plan. “East Rural Area” for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description. 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 3.1.4 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: Chuluota Design Area***, 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 2.3 PRESERVATION OF NATURAL RESOURCES AND THE RURAL CHARACTER 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 (Chapter 369, Part II, 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 7.3.2 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.
- B** The County shall provide incentives to encourage green building and development in order to attract employers and a professional workforce that values this type of work environment.
- C** The County shall review and update as necessary Comprehensive Plan policies during the Evaluation and Appraisal process to promote Higher

Intensity Planned Development land use categories to provide economic growth as intended. If needed, the County will strengthen related policies to ensure that lands dedicated as economic zones are not underutilized. The County may also investigate the use of incentives to promote owner-based residential infill and redevelopment outside target areas.

- D** The County shall review and update as necessary Land Development Code regulations for performance guidelines for mixed-use and activity centers to ensure the inclusion of transit oriented development promoting a pedestrian-friendly orientation, connectivity and safety.
- E** The County may evaluate the feasibility of local assistance programs to support the physical redevelopment of existing businesses within target areas according to a schedule adopted by the Board of County Commissioners.
- F** The County shall continue to invest in a full range of infrastructure to support the development of target areas and to promote the development and redevelopment of target areas for high tech industries.
- G** The County shall review and update as necessary Land Development Code regulations for performance frameworks for targeted redevelopment areas that provides bonuses, incentives and opportunities for redevelopment of properties difficult to develop under conventional zoning regulations by way of modifying requirements for setbacks, allowing 'build-to' lines instead of setbacks in transit-oriented areas, allowing the use of 'urban open space', modifying landscaping and parking requirements, and allowing increased building height where feasible.

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:

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

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 2.2.2 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** Require a 25-foot minimum, 50-foot average wetland buffer within the Wekiva River Protection and Econlockhatchee River Protection Areas.
- C** Require adherence to performance standards for uses such as boardwalks, docks and gazebos that may directly impact a locally significant wetland.
- D** Limit disruption of locally significant wetlands from projects that involve construction or improvement of facilities that benefit the general public.
- E** Require 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 2.3.2 Recognition of the East Lake Sylvan Transitional Area

The "East Lake Sylvan Transitional Area" depicted in Exhibit FLU: Special Area Boundaries is the only area of the Protection Area where it is appropriate to grant parcels a land use designation permitting residential density above the rate established on December 15, 1999 (up to a maximum of two and onehalf (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 only be approved 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, and no more than two and one half (2.5) units per net buildable acres. No application for a Plan or administrative residential density amendment above one dwelling unit per net buildable acre will be considered in the East Lake Sylvan Transitional Area unless the applicant demonstrates that the proposed amendment results in less impact on natural resources than a non-clustered development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area.

Reference: Standards for Plan Amendments within the East Lake Sylvan Transitioned Area

Policy FLU 2.3.3 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 Protection Area outside of the East Lake Sylvan Transitional Area is a general pattern of one dwelling unit or less per net buildable acre. For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources. The County shall not approve a land use designation amendment within the Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. 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 land use that could result in a density increase above one dwelling unit per net buildable acre compared to that allowable as of December 15, 1999. The County's policy is to maintain this final form of development to ensure that residential development in the Protection Area maintains the overall rural density and character. Amendments to the Wekiva River Protection Act to change nonresidential, land use designations (e.g., Office, Commercial) to the Suburban Estates or Recreation land use shall not be discouraged. The properties designated as a nonresidential land use (thereby authorized for development) shall be limited to only those properties assigned the nonresidential land use designation as of December 15, 1999.

Policy FLU 2.3.12 Compliance Agreements between Seminole County and the Florida Department of Community Affairs

- A** 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.
- B** 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

I:\pl\projects\p & d processes forms and checklists\2011 processes\rezone and land use process\applications forms and processes\new attachment a\reference files\attachment a - reference obj pol.docx



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 FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS

Policy Notes Integral to and Part of the Tabled Entitled "Future Land Use Designations and Allowable Zoning Districts"

¹ See Policy FLU 2.2.5 and Objective FLU 2.3 for all parcels located within the Wekiva River Protection Area and Study Area. See Policy FLU 2.2.6 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 Buildable Acres is defined as: within the Urban Service Area of Seminole County – the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas; or within the East Rural Area as identified by Exhibit FLU: Special Area Boundaries – the total number of acres within the boundary of a development excluding areas devoted to road rights-of-way, transmission power line easements, natural lakes and wetlands or floodprone areas. For purposes of this definition, a development is defined as: for properties with PD (Planned Development) zoning – all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or for properties in all zoning districts other than PD (Planned Development) – all property included within the final subdivision plat or site plan. The square feet of building divided by the net buildable acres within a development site, is used as a measure of the intensity of nonresidential development.

⁴ Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 5.6.2. No new sites within Suburban Estates are permitted.

⁵ The Comprehensive Plan sets forth the range potential uses of property in the context of a specific planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The zoning classifications indicated in the table for each land use designation may be considered for approval, but are not guaranteed. The appropriateness of a requested zoning classification on a particular parcel of property is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zoning and uses, and requirements of the Land Development Code. See Policy FLU 7.1.3. Relationship of Land Use to Zoning Classification.

⁶ The following zoning classifications require a site development plan in conjunction with a rezoning application: PD, RP, OP, R-3, R-3A, R-4, RM-2, RM-3. See Land Development Code for specific submittal requirements.

Commercial: Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 4.2.3.

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 4.5.1 through FLU 4.5.8 and the definitions of HIP future land use in this Plan establish the allowable uses and special provisions for development within 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 4.1.1 Affordable and Workforce Housing Density Bonuses, and Policy HSG 3.3 Affordable Housing Density Bonus.

Mixed Development: Policy FLU 4.2.2 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: Architectural standards may be required for compatibility with adjacent development. See Office future land use definition. **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 master development plan per Section 30.445 of the Land Development Code. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

Preservation/Managed Lands: The PML 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. Properties within the PML designation may retain their existing zoning classifications as of the PML adoption date.

Recreation: Properties in PD, A-3, A-5, and A-10 may be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications in Recreation is to recognize existing zoning while precluding development on publicly owned property within the Recreation land use designation.

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

Source: Seminole County Comprehensive Plan

Revised Ordinance Number 2023-, Effective Date:

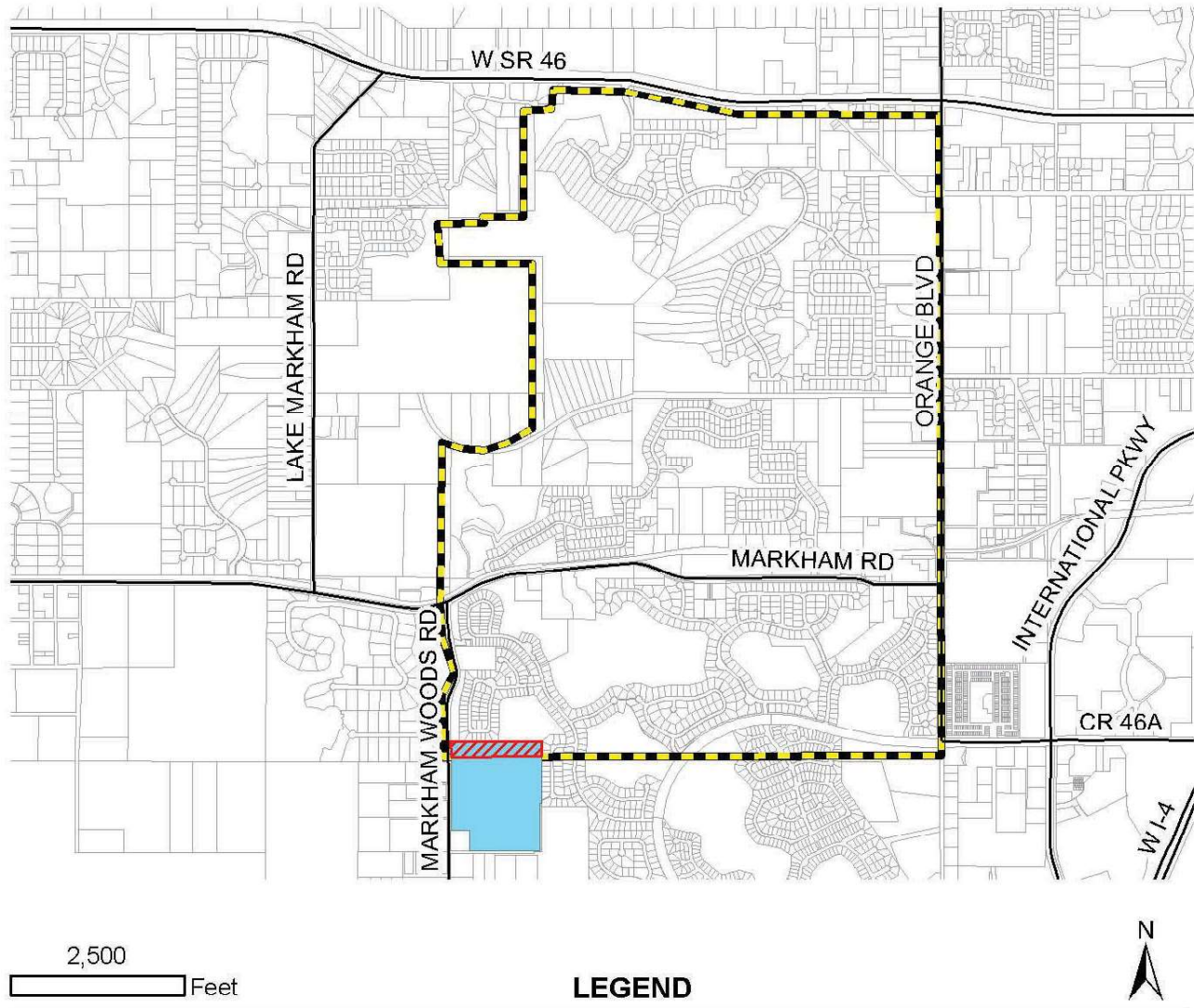
FUTURE LAND USE/OVERLAY	NET RESIDENTIAL DENSITY	ALLOWABLE ZONING CLASSIFICATIONS
<i>Notes: 1,2</i>	<i>Note: 3 and *</i>	<i>Notes: 5,6</i>
Environmentally Sensitive Lands Overlay	Overlay informational land designation indicating protected wetland and flood prone	NA
Urban Centers and Corridors Overlay	Overlay areas with incentives to encourage a development pattern consistent with the Central Florida Regional Growth Vision (Policy FLU 4.2.4)	NA
Oxford Place Future Land Use Overlay District	<ul style="list-style-type: none"> • Minimum 20 DU/AC • Maximum 50 DU/AC • Maximum FAR - 1.0 	C-1, C-2, R-3, and PD
Rural-10	Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots	PLI, PD, A-10
Rural-5	Maximum 1 DU/5AC	PLI, PD, A-5, A-10
Rural-3	Maximum 1 DU/3AC	PLI, PD, A-3, A-5, A-10
Suburban Estates	Maximum 1 DU/AC	A-1, RC-1, PLI, PD, RM-3 ⁴
Low Density Residential (LDR)	Maximum 4 DU/AC	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI, PD
	Maximum 7 DU/AC with affordable housing (see Policy HSG 3.3)	PD, R-AH
Medium Density Residential (MDR)	Maximum 10 DU/AC, Maximum 12 DU/AC with affordable housing (see Policy HSG 3.3)	RM-1, RM-2, R-2, R3-A, R-1B, R-1BB, RP, all LDR zonings, PD
High Density Residential	Maximum 22 DU/AC with affordable housing (see Policy HSG 3.3)	R-3, R-3A, R-4, all MDR zonings, PD
Mixed Development	<ul style="list-style-type: none"> • Maximum residential density - 30 DU/AC (maximum 60 DU/AC per Policy FLU 4.2.2) • Maximum FAR - 1.0 (Commercial and Industrial) (additional FAR allowable per Policy FLU 4.2.2) 	PLI, MUCD, MM, C-1, C-2, PD
Planned Development	Max density/intensity: See Policy FLU 5.16; link to table on Comprehensive Plan webpage	PD
Higher Intensity Planned Development - Core	<ul style="list-style-type: none"> • Minimum residential density - 20 DU/AC • Maximum residential density - 50 DU/AC • Minimum FAR - 0.50 • Maximum FAR - 1.0 	PD, PLI
Higher Intensity Planned Development - Transitional	<ul style="list-style-type: none"> • Maximum residential density - 20 DU/AC • Maximum FAR - 0.35 	PD, PLI
Higher Intensity Planned Development - Target Industry	<ul style="list-style-type: none"> • Abutting residential area - 20 DU/AC** • All other areas - 50 DU/AC* • FAR abutting single-family residential area - • FAR all other areas - 1.5 	Also, MDR and Office zoning classifications only where such development buffers existing single family subdivisions from target industry.
Higher Intensity Planned Development - Airport	<ul style="list-style-type: none"> • Maximum residential density - 30 DU/AC • Maximum FAR - 1.0 	PD, PLI
Office	Maximum FAR - 0.35	OP, RP, A-1, PD, PLI
Commercial (See Policy FLU 4.2.3)	Maximum FAR - 1.0 Range 10-20 DU/AC	CN, CS, C-1, C-2, A-1, PD, PLI, OP, RP, MUCD, MM
Industrial	Maximum FAR - 0.65	C-3, C-2, C-1, M-1A, M-1, M-2, A-1, OP, 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, PD, A-3, A-5, A-10

* Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratio (FAR) are the measurements of density or intensity of land use

** Residential uses permitted per Policy FLU 5.8



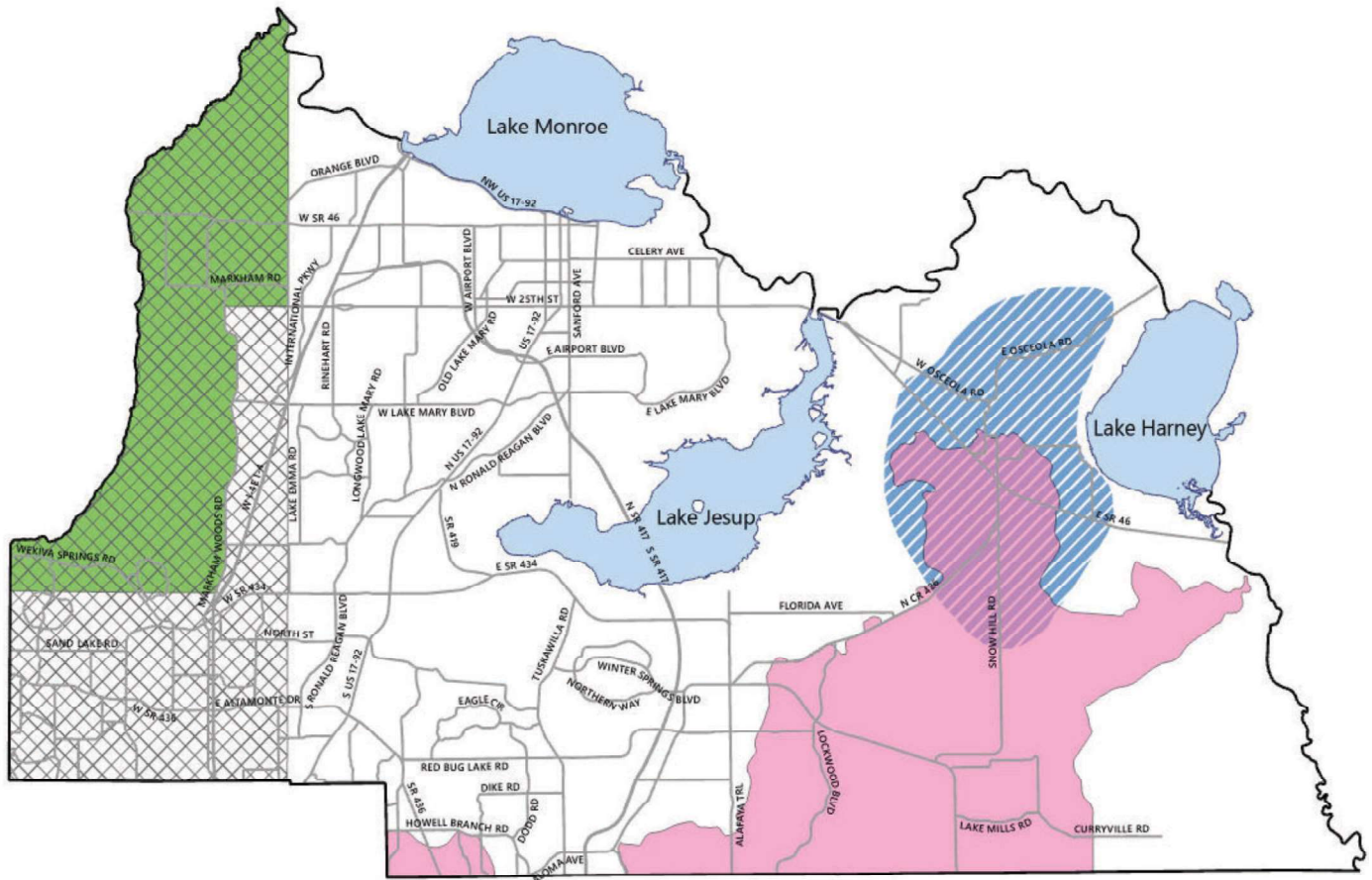
East Lake Sylvan Transitional Area/School Site



- 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)

Resource Protection Areas



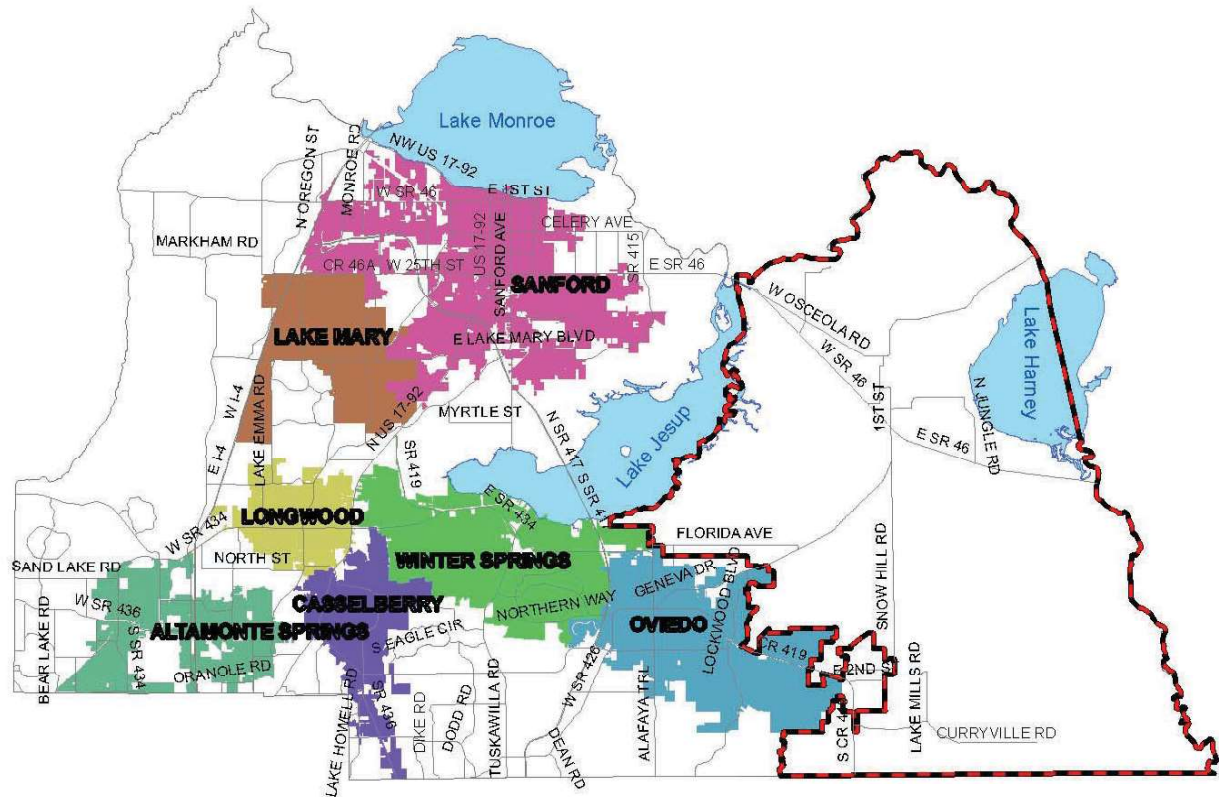
LEGEND



-  Econ Protection Area
-  Wekiva Protection/Study Area
-  Wekiva Study Area
-  Geneva Freshwater Lens



Rural Boundary Map (per 2004 County Charter Amendment)



5
Miles

LEGEND

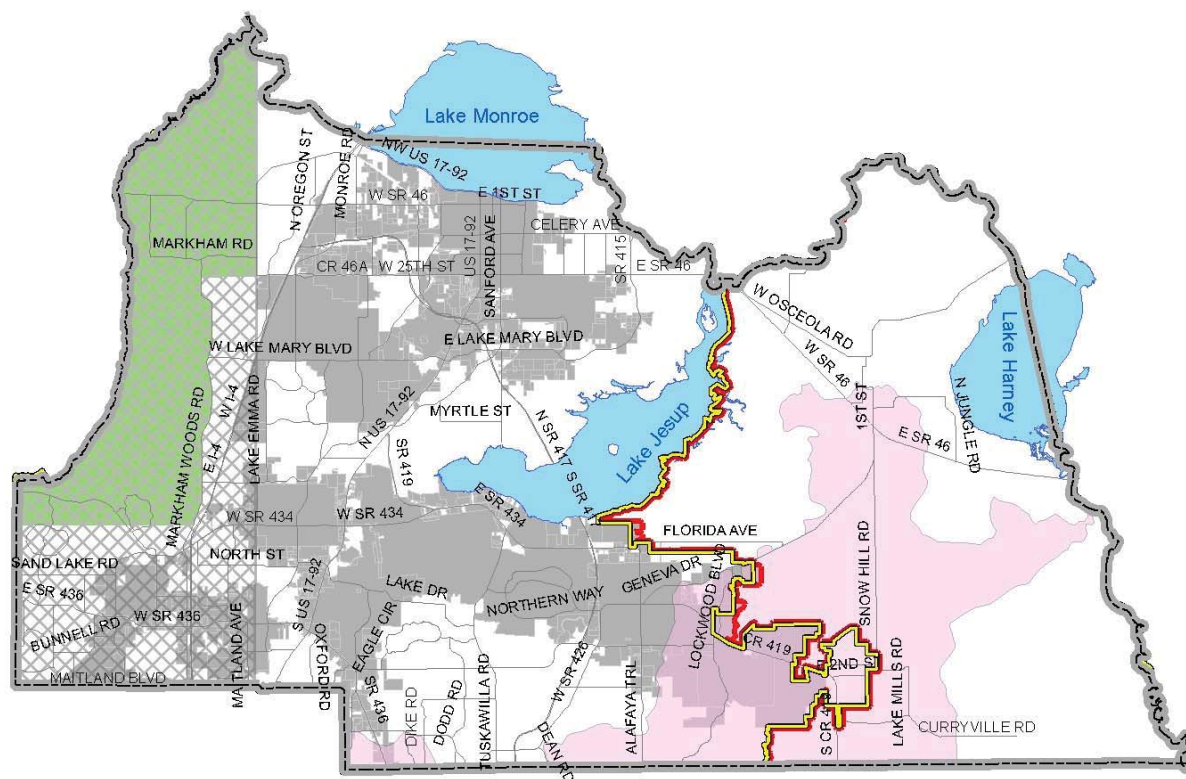


	East Rural Boundary		ALTAMONTE SPRINGS		OVEDO
	CASSELBERRY		SANFORD		WINTER SPRINGS
	LAKE MARY				
	LONGWOOD				

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



Special Area Boundaries



5
Miles

LEGEND



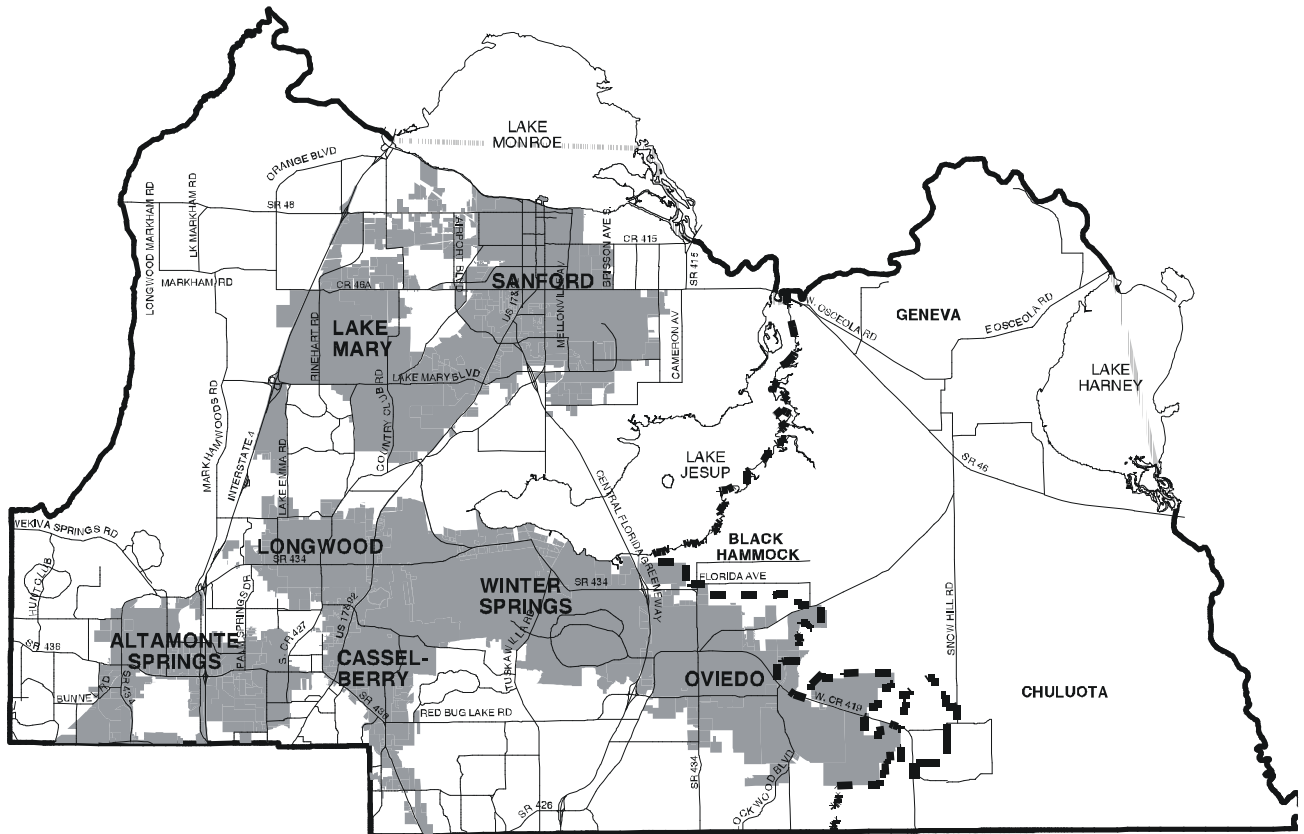
	Wekiva Protection Area		City Limits
	Econ Protection Area		Rural Boundary (per 2004 County Charter Amendment)
	Wekiva Study Area		Urban / Rural Boundary

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







Urban/Rural Boundary



LEGEND



-  Urban/Rural Boundary
-  Incorporated Area

