

installing a new lift station to expand capacity in the Celery Avenue corridor. The proposed amendments are becoming more time sensitive.

As you know, the Joint Planning Agreement with the City of Sanford has been closely tied to the amendments, since there are several issues related to the Celery Avenue corridor (residential density and Celery Avenue maintenance) that are best handled by an interlocal agreement. Discussions with City staff have been ongoing and very productive in many respects, but we have not reached agreement on a draft document (attached). Most recently, staff changes at both the City and County have slowed progress.

LPA/P&Z COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its February 5, 2003 meeting, recommended by a 5-1 vote to forward both amendments to the Board of County Commissioners without recommendation. This action was taken following a failed motion (3-3 vote) to recommend approval with conditions. Staff is investigating a number of issues raised at the LPA hearing and will provide additional information at the BCC meeting.

PLANNING STAFF RECOMMENDATION

Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential. However, planning staff does not recommend adoption of the Low Density Residential land use until an interlocal agreement with the City of Sanford is approved by both jurisdictions, as detailed below, with findings that the Low Density Residential land use would be:

1. Consistent with Vision 2020 Plan policies, including policies related to the Low Density Residential land use designation; and
2. Compatible with adjacent Suburban Estates land use; and
3. An appropriate transitional use at this location; and
4. Consistent with the trends for the development of single family residential subdivisions along the Celery Avenue Corridor within the City of Sanford; and
5. An orderly progression from developed areas from the west to the east.

Staff also recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Mixed Development. However, Planning Staff does not recommend adoption of the Mixed Use Development land use until an interlocal agreement with the City of Sanford is approved by both jurisdictions, as detailed below, with findings that the Mixed Use Development would be:

1. Consistent with Vision 2020 Plan policies, including policies related to the Mixed Use Development land use designation; and
2. Compatible with adjacent Suburban Estates, Low Density Residential, and Industrial land uses; and
3. An appropriate transitional use at this location.

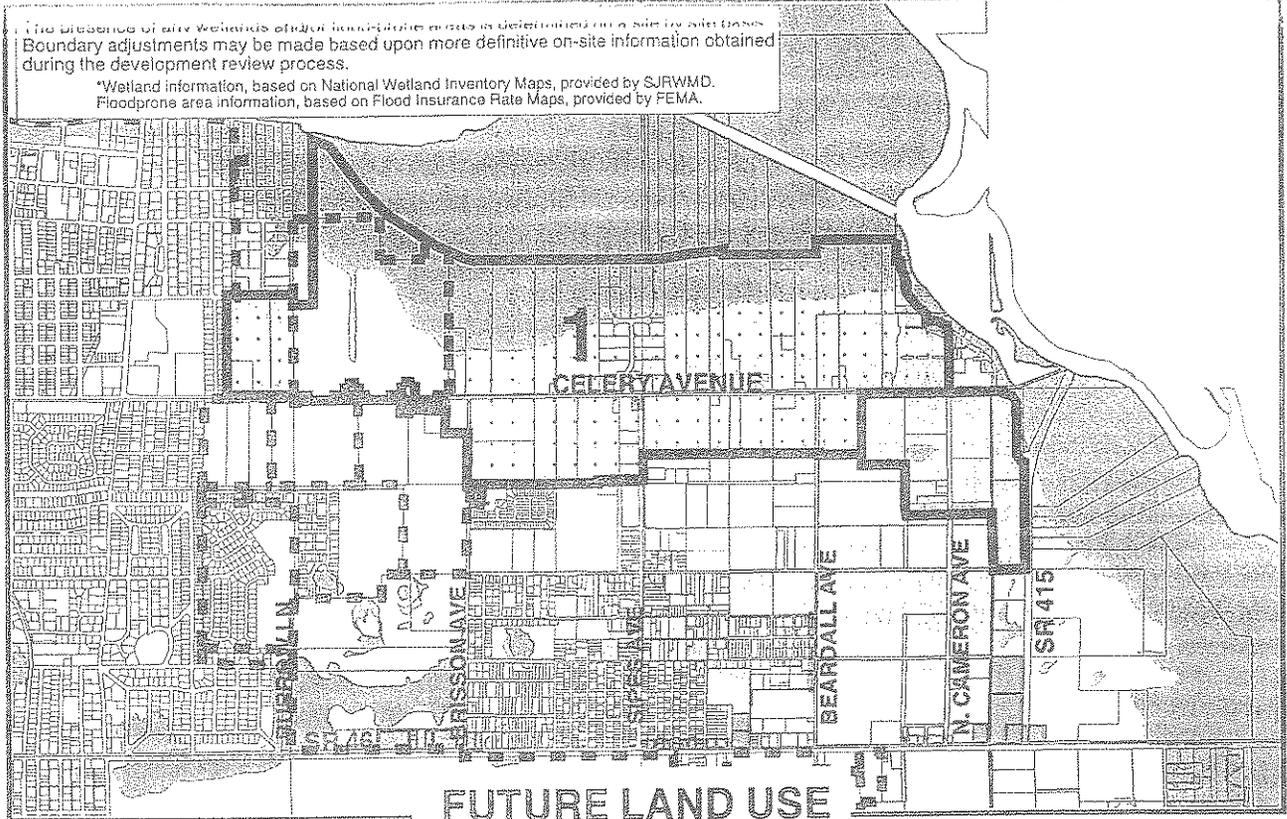
Finally, staff recommends that Seminole County and the City of Sanford adopt an interlocal agreement with the following conditions prior to the adoption of the administrative land use amendments:

1. A zoning overlay for the Celery Avenue Corridor is created and caps the residential density within Section One at 3 dwelling units per acre;
2. Require central water and sewer services for developments with an intensity greater than one dwelling unit per acre; and
3. The City of Sanford will assume maintenance of Celery Avenue within a specified time frame.

Attachments: Site Maps, Staff Analysis, Draft Joint Planning Agreement

The presence of any wetlands or other sensitive areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.

*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

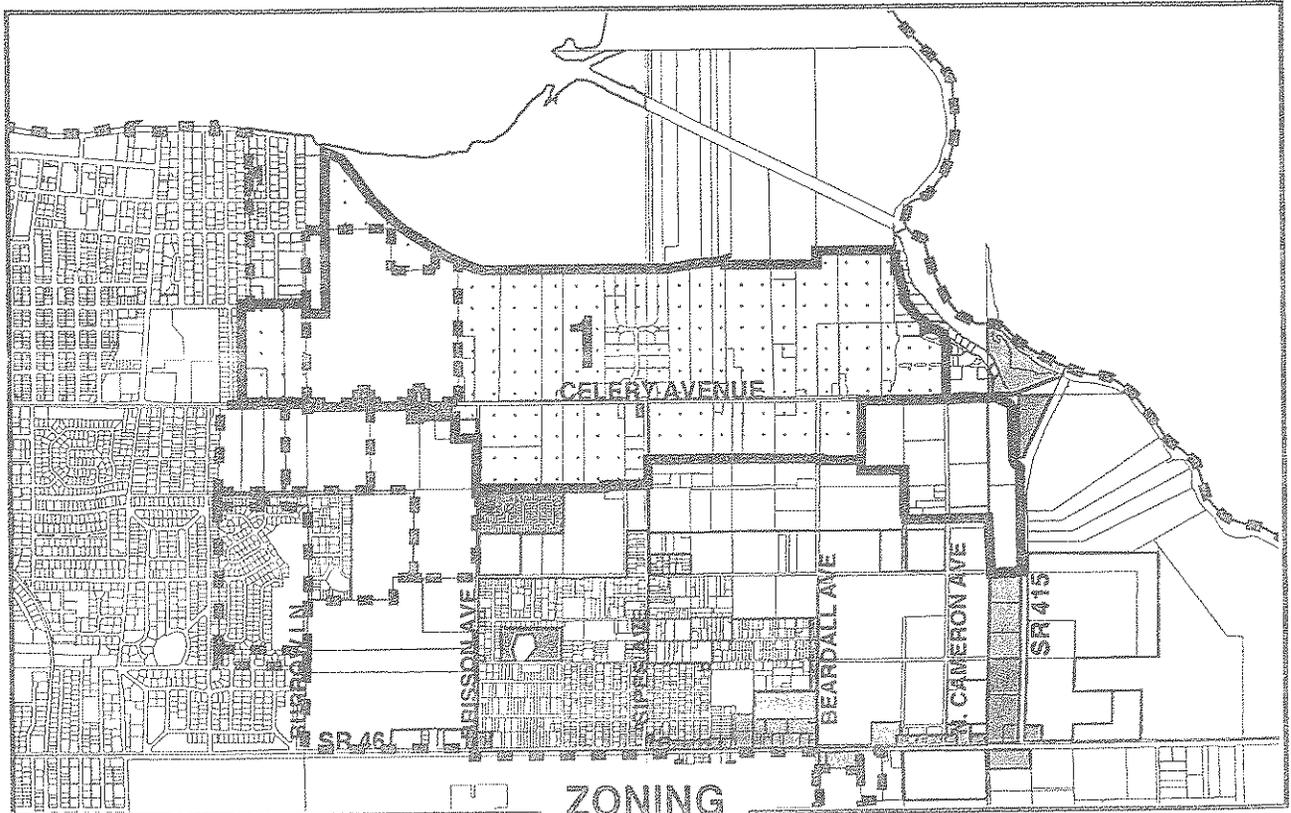


FUTURE LAND USE

- Site
- Municipality
- COM
- LDR
- PUB
- SE
- MDR
- IND
- PD
- HIP
- CONS

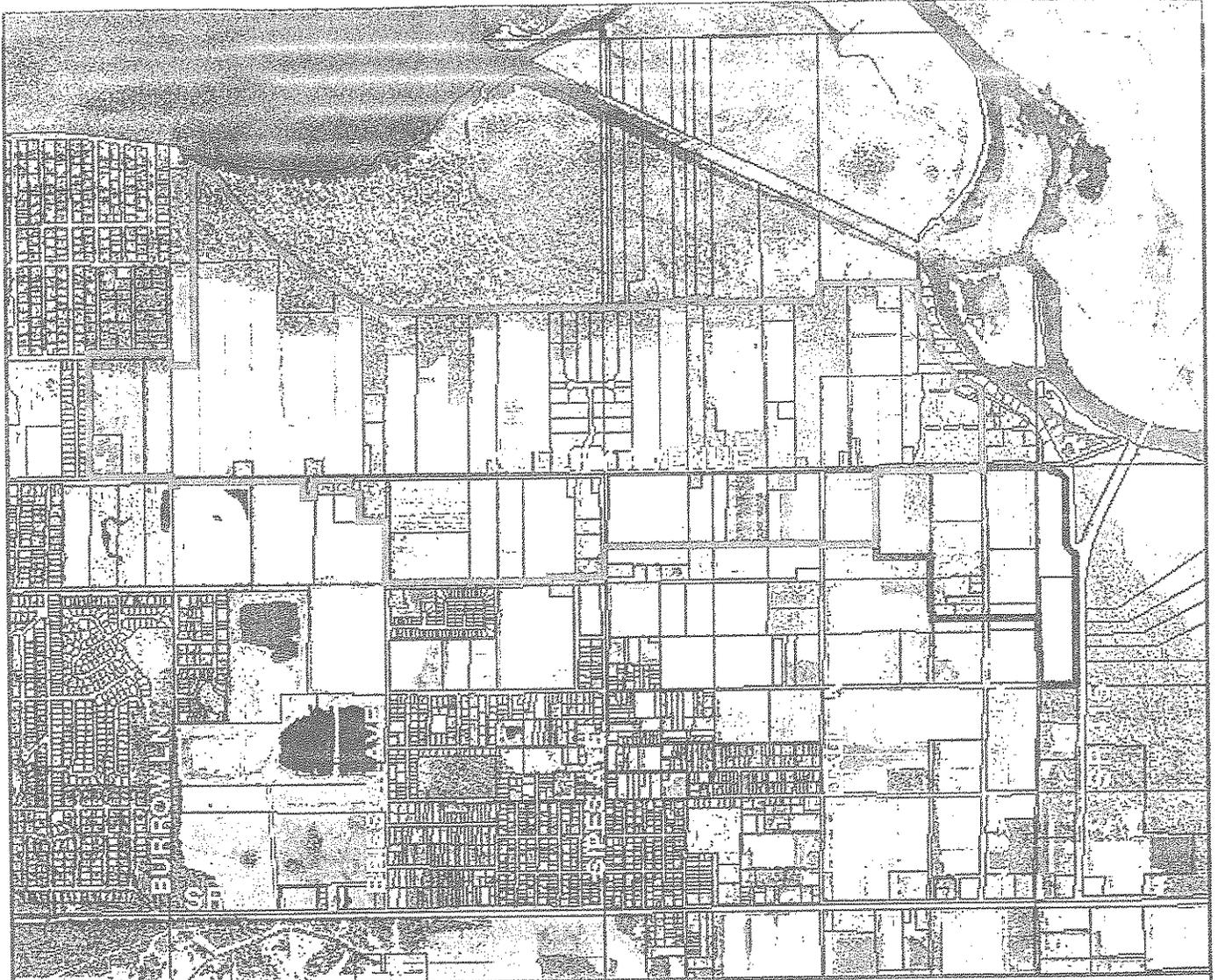
Applicant: Seminole County BCC
 Physical STR: 27, 28, 29, 30, 32, & 33-19-31
 Gross Acres: 552.93 BCC District: 5
 Existing Use: Cropland and Orchard/Groves
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	02S.ADM01	SE	LDR
Zoning	Z2002-017	--	--



ZONING

- A-1
- C-1
- C-2
- C-3
- R-1
- R-1A
- R-1AA
- R-2
- R-AH
- RM-3
- M-1



Amendment No.
02S.ADM01

From: SE To: LDR

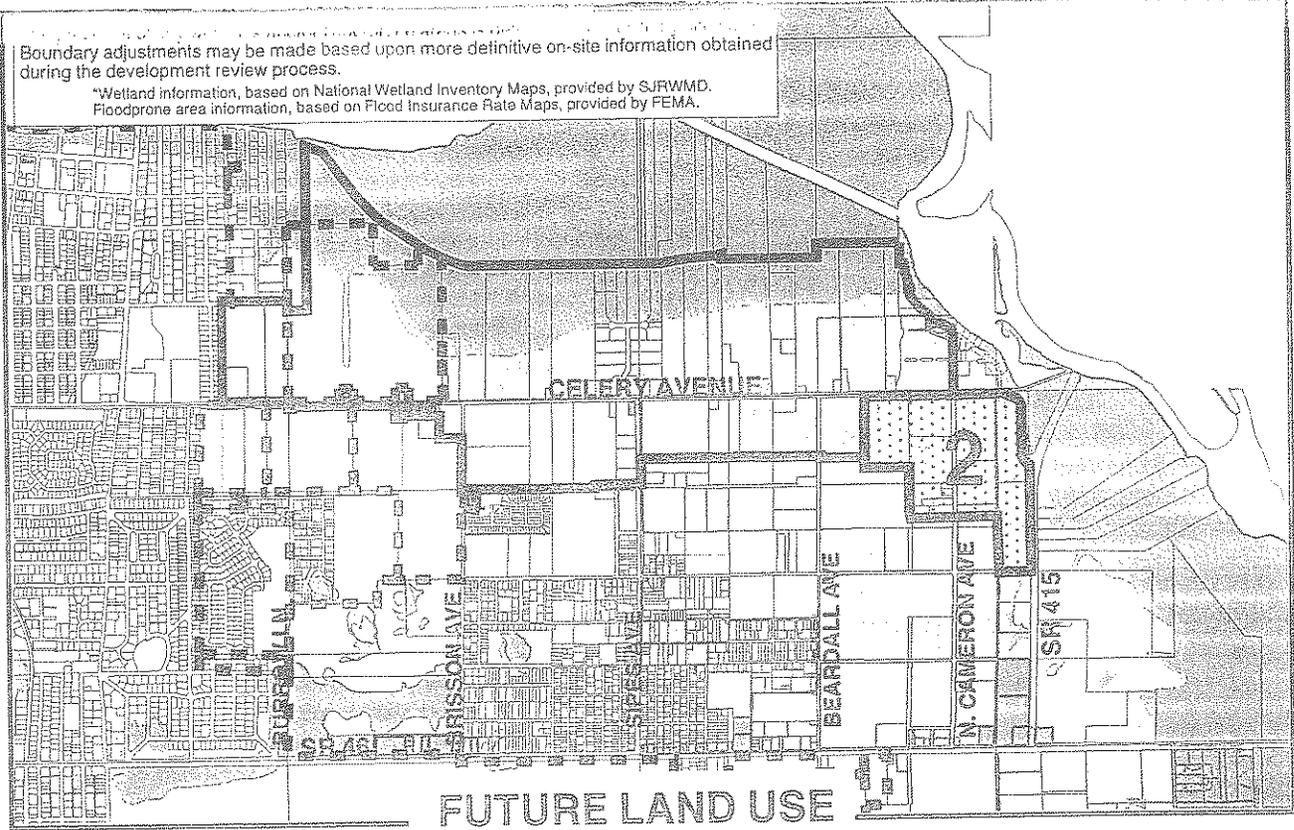
-  Subject Property
-  Parcelbase

N



February 1999 Color Aerials

Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

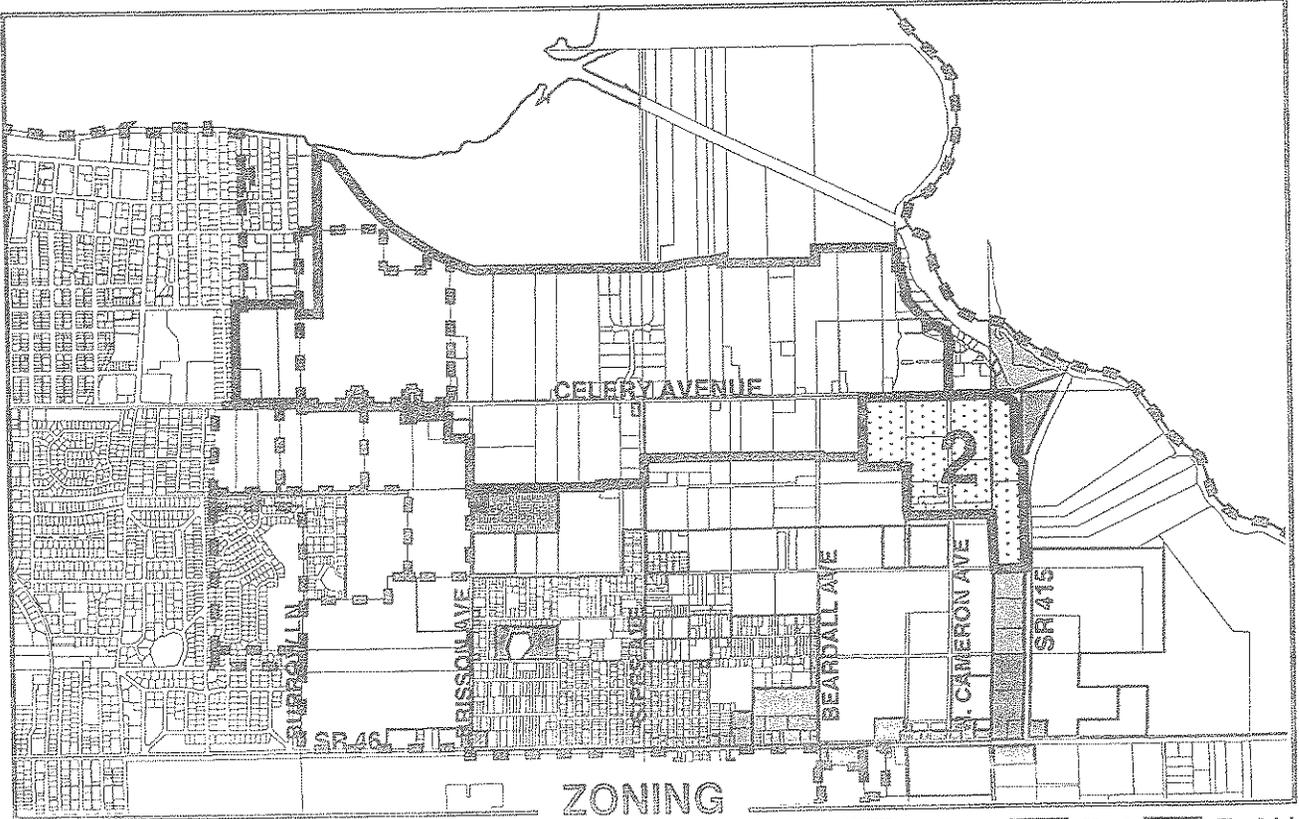


FUTURE LAND USE

Site
 Municipality
 COM
 LDR
 PUB
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 MDR
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 PD
 HIP
 CONS

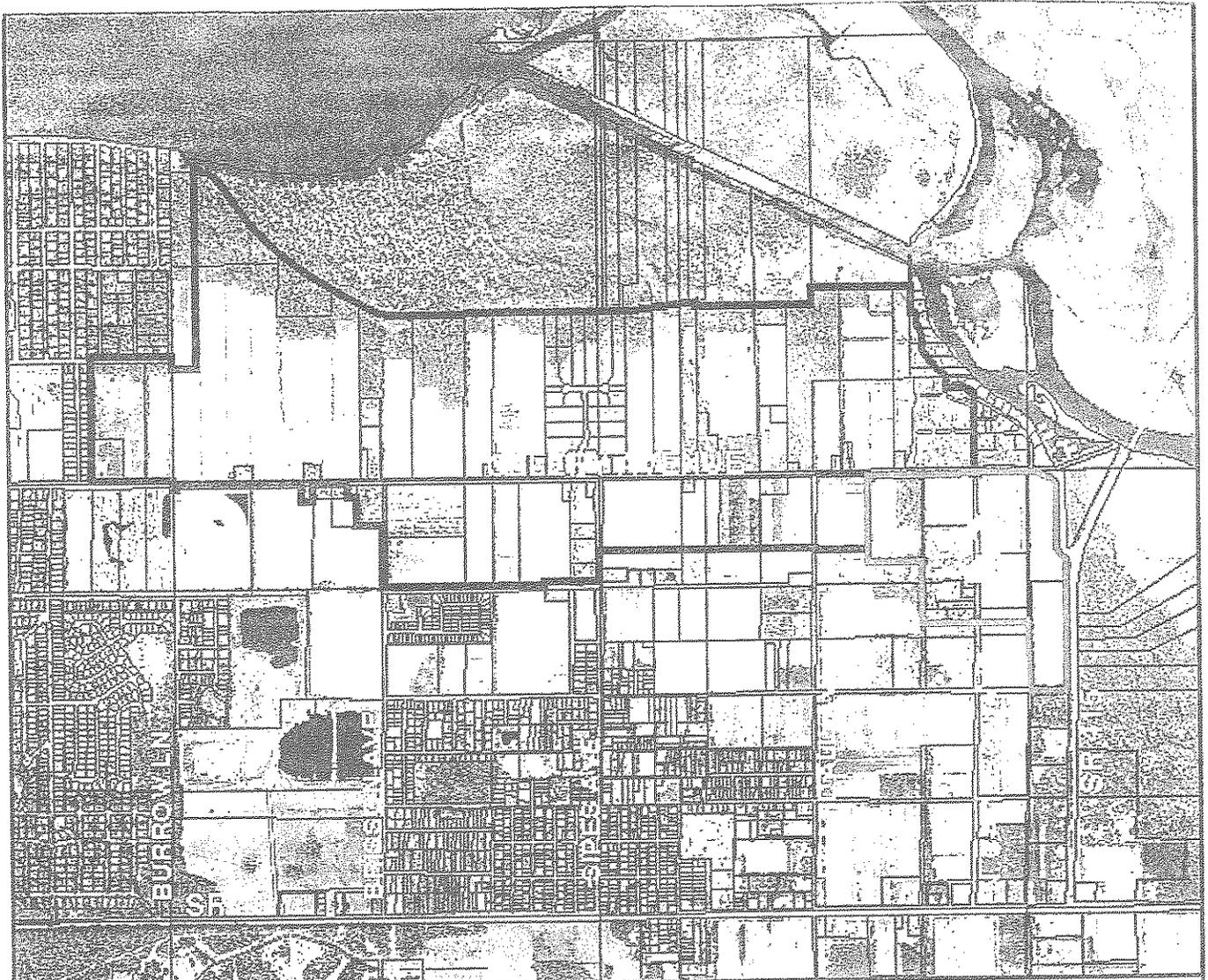
Applicant: Seminole County BCC
 Physical STR: 33 & 34-19-31
 Gross Acres: 93.608 BCC District: 5
 Existing Use: Vacant, Single Family, Churches
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	02S.ADM0	SE	MIXED DEVEL.
Zoning	Z2002-017	--	--

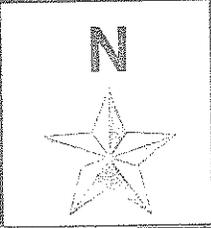


ZONING

A-1
 C-1
 C-2
 C-3
 R-1
 R-1A
 R-1AA
 R-2
 R-AH
 RM-3
 M-1



Amendment No.
 02S.ADM01
 From: SE
 To: MIXED DEVEL.
 [White Box] Subject Property
 [Grey Box] Parcelbase



February 1999 Color Aerials

Celery Avenue

**Suburban Estates to Low Density Residential (Section One)
and
Suburban Estates to Mixed Development (Section Two)**

**Amendment
02F.ADM01**

REQUEST

APPLICANT	Seminole County
PLAN AMENDMENT	Section One: Suburban Estates to Low Density Residential Section Two: Suburban Estates to Mixed Development
REZONING	Not requesting rezoning at this time
APPROXIMATE GROSS ACRES	632
LOCATION	North and south sides of Celery Avenue
SPECIAL ISSUES	In Fall 2001, the County Planning Staff presented a similar administrative land use request to the Board for approval. However, the Board voted not to transmit the proposed amendments to the Department of Community Affairs.
BOARD DISTRICT	#5 – Commissioner McLain

RECOMMENDATIONS AND ACTIONS

**STAFF
RECOMMENDATION
September 24, 2002**

Staff recommends the transmittal to the Florida Department of Community Affairs of the administrative land use amendment from Suburban Estates to Low Density Residential. However, planning staff does not recommend adoption of the Low Density Residential land use until an interlocal agreement with the City of Sanford is approved by both jurisdictions, as detailed below, with findings that the Low Density Residential land use would be:

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1. Consistent with Vision 2020 Plan policies, including policies related to the Mixed Use Development land use designation; and
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Finally, staff recommends that Seminole County and the City of Sanford adopt an interlocal agreement with the following conditions prior to the adoption of the administrative land use amendments:

1. A zoning overlay for the Celery Avenue Corridor is created and caps the residential density within Section One at 3 dwelling units per acre;
2. Require central water and sewer services for

	<p>developments with an intensity greater than one dwelling unit per acre; and</p> <p>3. The City of Sanford will assume maintenance of Celery Avenue within a specified time frame.</p>
<p>LPA/P&Z Recommendation February 5, 2003</p>	<p>The Planning and Zoning Commission, at its February 5, 2003 meeting, recommended by a 5-1 vote to forward both amendments to the Board of County Commissioners without recommendation. This action was taken following a failed motion (3-3 vote) to recommend approval with conditions.</p>

STAFF ANALYSIS

Suburban Estates to Low Density Residential (Section One) And Suburban Estates to Mixed Development (Section Two)	Amendment 02F.ADM01
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1. **Property Owner(s):** Various (please see attached property owners listing for detailed information)
2. **Tax Parcel Number(s):** Various (please see attached property owners listing for detailed information)

Development Trends: The area consists of primarily large acre agricultural tracts interspersed with homes on large lots greater than one acre used as ranchettes or estate homes. Both land use amendment areas are included in the 1991 Joint Planning Agreement between Seminole County and the City of Sanford. In particular, the Celery Avenue Corridor Area was identified as developing as intensely as the City's Low Density Residential classification of six (6) dwelling units per acre. Within the past year, the City approved two single family subdivisions in the vicinity, which will permit the construction of up to 600 new homes. It should be noted that the Planning Staffs for both the County and the City are negotiating a revision to the Joint Planning Agreement, which incorporates a zoning overlay district and will cap the density at 3 dwelling units per acre for those properties designated as Low Density Residential along the Celery Avenue Corridor.

The Florida Turnpike Authority is conducting a feasibility study for an extension of the Central Florida Greenway to I-95 in Volusia County, which could affect the study area. In addition, with the increased marketability and proposed expansion of the Orlando Sanford International Airport, the Celery Avenue Corridor area will become more attractive for potential housing options for the airport employees.

Finally, the County has brokered a lease with the State of Florida for approximately 60 acres located on the north and south sides of Celery Avenue, known as the IFAS property, for the development of a regional stormwater retention facility, as well as a trailhead, several recreational ball fields, and a Public Works facility.

SITE DESCRIPTION

1. EXISTING AND PERMITTED USES:

a. The existing Suburban Estates land use would permit the development of agricultural or residential uses (at a maximum net density of 1 dwelling unit/acre) on the site.

b. The proposed land use (LDR) could potentially permit the development of 2000 single family residential dwelling units.

c. The proposed land use (MXD) could potentially permit the development of mixed use developments that have both residential and non-residential components. Within the Mixed Development land use classification, multi-family residential projects may develop with densities up to 20 dwelling units per net buildable acre, potentially developing 940 dwelling units.

Section One

Location	Future Land Use*	Zoning*	Existing Use
Site	Suburban Estates	A-1	Vacant/Agriculture Uses/Large lot homes
North	Suburban Estates and Conservation	A-1	Vacant/Agriculture Uses/Large lot homes/Conservation
South	Low Density Residential and Industrial	A-1, M-1, and R-AH	Vacant/Agriculture Uses/Single Family Residential
East	Suburban Estates and Low Density Residential	A-1 and R-1AA	Vacant/Agriculture Uses/Single Family Residential
West*	Low Density Residential and the City of Sanford	R-1AA and the City of Sanford	Single Family Residential and Conservation

Section Two

Location	Future Land Use*	Zoning*	Existing Use
Site	Suburban Estates	A-1	Vacant/Agriculture Uses/Large lot homes
North	Suburban Estates and Low Density Residential	A-1	Vacant/Agriculture Uses/Single Family Residential
South	Suburban Estates	A-1	Vacant/Agriculture Uses/Large lot homes
East	Suburban Estates	A-1	Vacant/Agriculture Uses/Large lot homes
West	Suburban Estates	A-1	Vacant/Agriculture Uses/Large lot homes

* See enclosed future land use and zoning maps for more details.

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts:

A. Traffic Circulation - Consistency with Future Land Use Element:

In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element, Design Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element and adopted Design Element. (Transportation Element Policy 2.1)

Access to the subject area is primarily along Celery Avenue. The road is substandard concerning pavement width, shoulders, drainage, and intersection improvements, and would need to be improved to County standards prior to accommodating additional development. Access may also be gained to individual parcels within the subject area via Beardall, Sipes, Brisson, and Cameron Avenues, all of which are substandard old farm roads with a roadway width of 18 to 20 feet, inadequate drainage, and in many cases an inadequate structural base. Policy FLU 6.3 of the Vision 2020 Plan states that the County shall require that all development provide services and facilities or phase development as a condition of approval if development needs precede adopted service and facility plans.

A traffic analysis for the Celery Avenue area was prepared. Celery Avenue is currently operating at a LOS "A". Celery Avenue between Sanford Avenue and Mellonville Avenue will operate at LOS "F" in 2020. The other links will operate at a LOS "E" or better. SR 46 between Mellonville Avenue and SR 415 is currently failing as a two-lane road with a LOS of "F". This segment of the SR 46 corridor has been identified for roadway expansion and improvements in the Florida Department of Transportation Long Range Transportation Plan by the year 2020.

The Engineering Division conducted a preliminary review of the Midway area roadways and concluded that in order to provide the necessary safety improvements as required by current codes, an estimated \$11.7 million would have to be allocated collectively to Brisson, Sipes, Beardall, and North Cameron Avenues to upgrade them to County Standards. Through the approval of the second generation 1¢ Sales Tax, the Celery Avenue corridor will receive some drainage improvements, but no monies are allocated for correcting pavement deficiencies.

With the exception of the minor drainage improvements along the Celery Avenue Corridor, the County and the City of Sanford do not have any other roadway or drainage improvements planned for the area. While the proposed land use amendment will provide a logical expansion of residential and mixed development to the east, the progression of the expansion, however, is hindered due to the substandard roadways within the area. Currently, since there are no capacity issues along the Celery Avenue corridor, new residential subdivisions would be permitted to develop although the road is considered substandard in terms of roadway width and inadequate structure base. Engineering Staff have expressed the concern that if the proposed administrative land use amendments are adopted, the existing roadways may not be able to support the traffic from a safety, operational, and structural basis.

County Staff believes that an interlocal agreement with the City of Sanford capping the residential development density within Section One at 3 dwelling units per acre will reduce the burden on Celery Avenue as opposed to a development scenario whereby the City would develop the Corridor area with 6 dwelling units per acre. Essentially, the interlocal agreement would be cutting the potential impact of new residential development along the Celery Avenue Corridor by 50%.

Lastly, the County's Trails program plans to construct a trail along the north side of Celery Avenue with a major trailhead located on the IFAS property. This trail is in the planning stages at this time.

B. Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:

Figure 11.1 and Figure 14.1 display the water and sewer service area maps for Seminole County. The subject properties are within the Seminole County water and sewer service areas.

The subject area is within the City of Sanford water and sewer service area. The City of Sanford has planned over \$45 million in sewer and potable water upgrades and improvements and anticipates installing a new lift station to expand capacity in that area. In addition, the new sewage treatment plant south of the Airport will be completed in about two years. At that time Celery Avenue will be accommodated by the new treatment facility. In the meantime, the new lift station will allow adequate sewage treatment for existing and currently proposed development on Celery Avenue. The City of Sanford further states that the existing water lines are adequate for the existing and proposed development on Celery Avenue. Development beyond what is currently proposed may warrant additional water capacity and future needs would be assessed concurrent with future development proposals.

Policy FLU 6.4 of the Vision 2020 Plan states that the County shall not approve any residential subdivisions or non-residential development without connecting to urban services. Therefore, any proposed development that exceeds one dwelling unit/net buildable acre will be required to connect to water and sewer services.

- C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 12.2.2)*

The property is served by the Seminole County EMS/Fire Rescue Fire Station (Station # 41) and by the City of Sanford EMS/Fire Rescue Fire Station (Station #31). Response time to the site is less than 5 minutes, which meets the County's average response time standard.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan, but are not applied in detail at this stage.

- A. **Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection:** *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications....(Future Land Use Policies 1.1, 1.2, 1.3).*

According to the County's Geographic Information Systems (GIS) data approximately 179 acres or twenty-eight percent (28%) of the subject area is considered wetlands and/or floodprone. The subject area is located within the County's urban service boundary, which may permit the development and mitigation of the wetlands, as long as the ability of the urban wetlands are able to retain their pre-development

hydrology/hydro-period shall be maintained and not compromised by development activities. (Policy Con 7.7).

- B. **Protection of Endangered and Threatened Wildlife:** *The County shall continue to require, as part of the Development Review Process, that prior to development approval, proposed development to coordinate with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife. (Conservation Policy 3.13)*

Prior to submission of final engineering plans for development within the subject area, a survey of threatened and endangered and species of special concern will be required to determine the presence of any endangered or threatened wildlife. If any listed species are found to be potentially impacted by proposed development, permits from the appropriate agencies will be required.

4. DEVELOPMENT POLICIES – Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location and timing of the proposed amendment.

- A. **Compatibility:** When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Seminole County Comprehensive Plan, known as Vision 2020 Plan, (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property, no creation of new strip commercial developments through plan amendments, etc.)

1. **Transitional Land Uses:** *The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential...Exhibit Future Land Use: Appropriate Transitional Land Uses is to be used in determining appropriate transitional uses.*

FLU Exhibit 2 of the Future Land Use Element indicates that Low Density Residential is an appropriate transitional land use adjacent to the Suburban Estates land use to the north and east. To the south of section one, there is some Industrial and Low Density Residential land uses. In 2000, the County revised the

active/passive buffer requirements of the Land Development Code (Ordinance 2000-13). The revised Code states that the active/passive buffer requirements shall not be applied to a parcel if (1) the parcel has existed adjacent to a parcel that would not have required active/passive buffers, and (2) the adjacent parcel has received a residential land use designation after March 1, 2000, that would otherwise require the enforcement of the buffer requirements, thus, shifting the burden for any buffering from the industrial land uses upon the residential developer. Planning Staff is working with the City of Sanford in developing an overlay district, which would require the non-residential parcels to adequately buffer the residential developments.

FLU Exhibit 2 is silent to the appropriateness of Mixed Development adjacent to other land use classifications. Through the rezoning of said properties from A-1 (Agriculture) to PUD (Planned Unit Development) or PCD (Planned Commercial Development), will ensure that sensitive site design, buffering and transitioning of uses will appropriately determine the compatibility of the proposed development adjacent to the Low Density Residential, Industrial, and Suburban Estates land uses.

2. MIXED DEVELOPMENT (MXD): *This land use provides for a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, to protect established residential neighborhoods from adverse impacts from nonresidential development and to reduce the cost of public infrastructure. The Mixed Development designation allows for a transition of uses from parcel to parcel to protect residential uses from adverse impacts of nonresidential uses. (Vision 2020 Comprehensive Plan – Definition of Mixed Development)*

During the 2000-2001 SR 415/Celery Avenue Study, it was identified that as development intensities increase in the area, there may be a need for additional neighborhood commercial uses to support the community. Therefore, Planning Staff identified those properties adjacent to Cameron Avenue and Celery Avenue, Section Two (2), as an area that could support some neighborhood commercial uses. Planning Staff believes that through sensitive site design, limitation of uses and the area's close proximity to SR 415, a minor arterial road, and Celery Avenue, a collector road, some commercialization at these intersections would not set a precedent for strip development.

Other applicable plan policies include:

- Conservation Easements Policy FLU 1.4
- Historic and Archaeological Resources Policy FLU 1.9
- Wetlands Protection Policy FLU 1.3
- Transitional Land Uses Policy FLU 2.5
- Water and Sewer Service Expansion Policy FLU 5.5
- Mixed Use Developments Policy FLU 5.16
- Infrastructure and Phasing Requirements Policy LFU 6.3

Relationship of Land Use to Zoning Classifications Policy FLU 12.4
Wetlands Regulation Policy CON 3.4
Flood Prone Overlay Zoning District: Policy CON 3.5
Conservation Easements: Conservation Element Policy CON 3.9
Agency Regulation Coordination: Conservation Element Policy CON 3.10
Promote Mixed Use Centers Policy TRA 5.2
Criteria for Designation of New Mixed Use Centers Policy TRA 5.10
Municipal Participation Policy TRA 14.13
Multi-Jurisdictional Review Policy TRA 14.14

- B. **Concurrency Review - Application to New Development:** *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public safety level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element...(Capital Improvements Policy 3.2)*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued if public facilities meeting the adopted LOS are available or will be available concurrent with the development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

5. COORDINATION – Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.

- A. **Plan Coordination:** *The County shall continue to coordinate its comprehensive planning activities with the plans and programs of the School Board, major utilities, quasi-public agencies and other local governments providing services but not having regulatory authority over the use of land (Intergovernmental Coordination Policy 8.2.12). Seminole County shall coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies ...as the County is now a charter County (Intergovernmental Coordination Policy 8.3.3)*

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**SEMINOLE COUNTY/CITY OF SANFORD
JOINT PLANNING INTERLOCAL AGREEMENT**

THIS INTERLOCAL AGREEMENT is made and entered into this ____ day of _____, 2003, by and between SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY", and the CITY OF SANFORD, a Florida municipal corporation whose address is Post Office Box 1788, Sanford, Florida 32772-1788, hereinafter referred to as the "CITY".

W I T N E S S E T H:

WHEREAS, it is beneficial to the public for local governments to work together in a spirit of harmony and cooperation; and

WHEREAS, the CITY and the COUNTY have previously entered into Interlocal Agreements; and

WHEREAS, the Board of County Commissioners and the Sanford City Commission have executed joint resolutions that expressed their consensus agreement as to urban planning, transportation impact fees, first response fire service, future annexation limits for the CITY, and water and wastewater service area boundaries for the COUNTY and the CITY in the Sanford/Seminole County Joint Planning Area (hereinafter referred to as the Joint Planning Area); and

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WHEREAS, the Joint Planning Area and future annexation boundaries should be specifically defined; and

WHEREAS, the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act (Part 11, Chapter 163, Florida Statutes) and the Rules of the Florida Department of Community Affairs (in particular Rule 9J-5.015, Florida Administrative Code) provide for intergovernmental coordination in the comprehensive planning process; and

WHEREAS, the provisions of this Agreement are consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), the Regional Policy Plan adopted by the East Central Florida Regional Planning Council and the comprehensive plans of the CITY and the COUNTY; and

WHEREAS, the parties have the lawful right and power to enter into this Agreement,

NOW, THEREFORE, in consideration of the premises, mutual covenants, and agreements and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties do hereby covenant and agree as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and form a material part of this Agreement upon which the parties have relied.

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SECTION 2. PURPOSE, INTENT AND JOINT PLANNING AREA. The purpose of this Agreement is to adopt standards and procedures to insure that coordinated and cooperative comprehensive planning activities are taken to guide urban expansion in the CITY and the COUNTY. The purpose of the following provisions is to provide the guidance as to how property will be developed in the Joint Planning Area, ensure that CITY and COUNTY land use plans will be implemented, and to provide formal conflict resolution procedures to amicably resolve disputes.

The policies and procedures set forth herein shall apply only in the Joint Planning Area. For the purposes of this Agreement, the "Joint Planning Area" means the area reflected in Exhibit "A" to this Agreement which is incorporated as if fully set forth herein.

SECTION 3. COMPREHENSIVE PLANNING, FUTURE LAND USES AND DEVELOPMENT APPROVALS.

(a) *Findings.* The COUNTY and the CITY have reviewed their respective future land use designations and land development regulations for consistency between their jurisdictions. It has been determined that many of their respective future land use designations and land use regulations are equivalent and of similar nature.

(b) *Future Land Use Equivalency.* The "Future Land Use Equivalency Chart", labeled Exhibit "B" and incorporated herein,

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sets forth certain equivalent future land use plan map designations as set forth in the respective CITY and COUNTY comprehensive plans. These designations have been deemed equivalent due to their similar intensities and densities of allowable development. Both the COUNTY and the CITY shall ensure that all of their respective land use amendments and rezonings are consistent with the other jurisdiction's zoning and future land use designations for the subject property as described in Exhibit "B", except to the extent set forth in Section 3(c). The COUNTY shall not oppose annexation by the CITY or land development orders of the CITY if such actions are taken in compliance with all COUNTY zoning and land use designations as described in Exhibit "B". The CITY shall not oppose any land development orders of the COUNTY if such orders are compliant with all CITY zoning and land use designations as described in Exhibit "B".

(c) *Recommendations For Future Comprehensive Plan Amendments.* The purpose of developing jointly acceptable long range land use recommendations is to provide consistent guiding principals from which land use plan amendments can be reviewed. The "Recommendation For Future Comprehensive Plan Amendments" labeled Exhibit C and incorporated herein by reference, sets forth land use designations that may be assigned to certain property in the future. These changes have not yet undergone

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extensive public review and may require services and facilities beyond those allotted in the COUNTY's or CITY's respective Comprehensive Plans' Capital Improvement Elements. Parcels of land in the CITY proposed to be developed in a manner consistent with the recommendations contained in Exhibit "C" will not be opposed by the COUNTY. However, such proposed development must undergo joint review of the CITY and COUNTY regarding facilities and services to ensure that adopted levels of service are maintained. Parcels of land in the unincorporated COUNTY proposed to be developed in a manner consistent with the recommendations contained in Exhibit "C" will not be opposed by the CITY. However, such proposed development must undergo joint review of the CITY and COUNTY regarding facilities and services to ensure that adopted levels of service are maintained.

(d) *Joint Review of Plan Amendments.* During the development and drafting phases of the respective comprehensive plans or plan amendments of the CITY or the COUNTY, CITY and COUNTY staff shall timely transmit all of their respective draft planning documents to the other jurisdiction as part of the public participation processes and intergovernmental coordination mechanisms.

SECTION 4. ANNEXATION AND LAND USE JURISDICTION.

(a) *Land Use and Zoning Designation For Parcels Annexed Into the CITY.* Upon annexation of COUNTY lands into the CITY,

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the COUNTY will not object to CITY rezoning, development orders or plat approvals as long as such actions are taken in accordance with the terms of this Agreement. The CITY shall amend its comprehensive plan to include annexed lands during its first plan amendment cycle following such annexation.

(b) *Land Use and Zoning Designation For Parcels De-annexed From the CITY.* Upon de-annexation of CITY property into the COUNTY, the COUNTY shall apply a COUNTY zoning district in accordance with this Agreement. The COUNTY shall amend its comprehensive plan to include annexed lands during its first plan amendment cycle immediately following such annexation or by initiating a comprehensive plan amendment.

(c) *Annexation Criteria And Restrictions.* The COUNTY agrees, to the extent permitted by law, not to oppose the annexation of any parcel that is contiguous and relates to lands in the Joint Planning Area located East of Interstate 4. The parties further agree that the CITY will not annex any additional land lying south of Pine Way in an area identified as number "5" on Exhibit "A".

SECTION 5. DEVELOPMENT ALONG CELERY AVENUE. Property located adjacent to Celery Avenue shall be developed at a density of one, two or three units per acre. Central water and sewer lines shall be installed prior to any development along

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Celery Avenue. Prior to December 31, 2010, the CITY shall assume responsibility for maintenance of Celery Avenue.

SECTION 6. COORDINATION OF MISCELLANEOUS LAND DEVELOPMENT REGULATIONS

(a) *Uniform Right-of-Way and Road Standards.* The CITY and the COUNTY agree to establish consistent road and right-of-way development standards and requirements for all cross-jurisdictional roadways.

(b) *Land Development Code Updates.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and provide formal comments relating to all land development regulation updates or revisions proposed in their jurisdiction by providing the other jurisdiction with written notification of the pending update or revision at least two (2) weeks prior to any official action on the matter. Land Development Code updates relating to the Higher Intensity Planned Development District in the Interstate Highway 4/State Road 46 area will undergo joint review and shall be incorporated into both CITY and COUNTY land development codes in order to more effectively manage development of this higher intensity area.

(c) *Review of Development Proposals for Transportation Impacts.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and comment upon planned

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development project rezonings, proposed subdivisions and site plans located adjacent to the other's jurisdiction by providing all related documentation to the other jurisdiction at least two (2) weeks before any official action is taken on the matter.

SECTION 7. CONFLICT RESOLUTION.

(a) *Intergovernmental Conflict Resolution.* In the event that disagreements or conflicts arise between the parties relating to the terms and provisions of this Agreement, the resolution procedures of the Intergovernmental Planning Coordinating Agreement of 1997 will be followed.

(b) *Chapter 164, Florida Statutes.* Nothing in this Agreement shall be deemed in any way to waive any rights deriving to a party under the provisions of Chapter 164, Florida Statutes, or its successor provision.

(c) *Time of Actions.* The parties agree, to the extent practicable, to time their actions to maximize intergovernmental coordination, communication and cooperation.

(d) *Joint Review.* "Joint Review" as used in this Agreement shall mean that the Planning Directors of each jurisdiction shall review and discuss the proposed land development action. Should the joint review not result in an agreement between the jurisdictions, the matter shall be taken through the formal conflict resolution procedures described in this section.

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SECTION 8. TERM. This Agreement supercedes and supplants any prior existing Agreements between the CITY and COUNTY regarding land development practices. This Agreement shall be in effect for a seven (7) year period beginning the date which it is fully executed by both parties. This Agreement shall be automatically renewed for a subsequent five (5) year period unless one (1) of the parties thereto gives the other ninety (90) days advance notice, in writing, of intention to not renew the Agreement.

SECTION 9. NOTICE. Contact persons for this Agreement shall be the City Manager and the County Manager.

FOR THE CITY

City Manager
City of Sanford
Post Office Box 1788
Sanford, Florida 32772-1788

FOR THE COUNTY

County Manager
Seminole County Services Building
1101 East First Street
Sanford, Florida 32771

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day, month and year above written.

ATTEST:

CITY OF SANFORD

JANET R. DOUGHERTY, Clerk
City of Sanford, Florida

By: _____
BRADY LESSARD, Mayor

Date: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
DARYL G. MCLAIN, Chairman

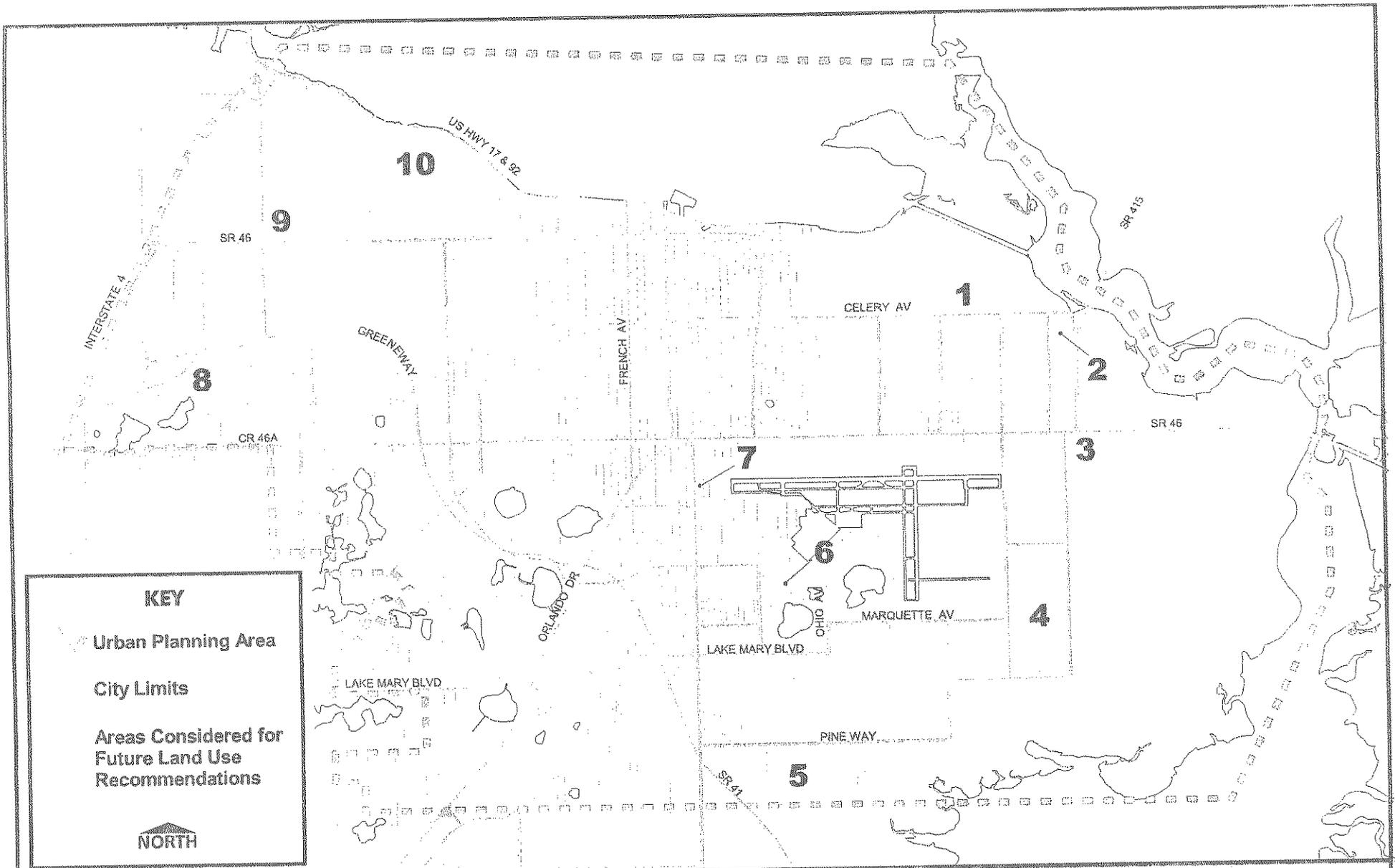
Date: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by
the Board of County Commis-
sioners at their regular
Meeting of _____, 20__.

County Attorney

KC/gn
1/28/03
CAGN01\AGT\SanfordJPA.doc



J:\ARCVIEW\LAND_USE\Joint plan area4.apr

Seminole County / City of Sanford Joint Planning Area

Recommendations for Future Comprehensive Plan Amendments

EXHIBIT "B" - FUTURE LAND USE EQUIVALENCY CHART

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Future Land Use	City Land Use	City Zoning	County Land Use	County Zoning
Low Density Residential - Single Family	LDR - SF 6 DU/Acre	SR-1AA; SR-1A; SR-1; PD; AG	LDR 1-4 DU/Acre	A-1, AC, RC-1, R-1, R1-A, R1-AA, R1-AAA, R1-AAAA, PLI, PUD
Medium Density Residential	MDR-10 10 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; PD; AG	MDR 4-10 DU/Acre	All LDR Zonings, RM-1; RM-2; R-2; R3A; R1-B; R1-BB; RP
Medium Density Residential	MDR-15 15 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; MR-2; PD; AG	HDR High Density Residential Over 10 DU/Acre	All MDR Zonings; R-3; R-4
High Density Residential - 20 DU/Acre	HDR	SR-1AA; SR-1A; SR-1; MR-1; MR-2; MR-3; PD; AG	HDR	All MDR Zonings; R-3; R-4
Office	ROI Residential-Office-Institutional	MR-1; MR-2; MR-3; RMOI; PD; AG	Office	OP; RP; AC; A-1; PLI; PUD
Commercial	NC-Neighborhood GC- General	RMOI; RC-1; GC-2; PD; AG	Commercial	All Office Zonings; CN; CS; C-1; C-2; PCD
Industrial	I - Industrial	RI-1; MI-2; PD; AG	Industrial	C-3; M-1A; M-1, A-1; OP; C-1; C-2; PCD; PII; PUD; DC

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Future Land Use	City Land Use	City Zoning	County Land Use	County Zoning
Mixed Use	Waterfront Downtown Business District	All	Mixed Development	PUD, PCD, PLI, MRO, MROC, MROCI
High Intensity I-4 Planned Development	HI-I-4 High Intensity WIC - Westside Industry and Commerce	PD; AG	High Intensity Planned Development – Target Area HIP-TI	PUD; PCD; PLI; TI
High Intensity Airport Planned Development	AIC - Airport Industry Commerce	PD; AG; R-I-1	High Intensity Planned Development - Airport	PUD, PCP, PLI, TI, MRO, MROC, MROCI
Public/Semi-Public	PSP	All Zones	Public/Quasi Public Recreation	PLI; AC; A-1
Conservation	RP - Resource Protection	All Zones	Conservation	AC; A-1
General Rural	SE – Suburban Estates (1 DU/ Acre)	AG; PD	Suburban Estates 1 DU/Acre	AC; A-1; PLI; RM-3

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**EXHIBIT C
SEMINOLE COUNTY/CITY OF SANFORD JOINT PLANNING AREA
RECOMMENDATIONS FOR FUTURE COMPREHENSIVE PLAN AMENDMENTS**

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
1	Celery Avenue Residential	Suburban Estates	<p>Any proposed development within the Midway Basin that exceeds one dwelling unit /net buildable acre will connect to sewer and water services.</p> <p>Development on the north and south sides of Celery Avenue shall be subject to the Celery Avenue Overlay standards adopted by both the City and County at a later date. These standards will include provisions for dedication of right-of-way and construction of a twelve (12) foot wide bicycle path along the north side of Celery Avenue and a sidewalk on the south side.</p>
2	Celery Avenue/SR 415 Mixed Used	Industrial/Suburban Estates/Conservation	Mixed Development (multifamily, commercial, light industrial) for those parcels located south of Celery Avenue, between 1373 feet west of Cameron Avenue and SR 415. All development will be required to connect to central water and sewer services.
3	Intersection of SR 46/CR 415	Commercial/Industrial/ Suburban Estates	<p>Provide for a commercial node to serve the eastern portion of the City.</p> <p>Any proposed development within the Midway Basin that exceeds one dwelling unit/net buildable acre will be required to connect to water and sewer services.</p>

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
4	South & East Side of Airport	Suburban Estates/Conservation/HIP - Airport	<p>Establish Ohio Avenue as the line separating low density residential uses to the west and airport-related uses to the east. Lands designated as industrial west of Ohio Avenue shall maintain that designation.</p> <p>These recommendations are based on the Part 150 Noise Exposure Maps and Compatibility Plan prepared in 2001 for the Orlando Sanford Airport by Environmental Science Associates (ESA) and supported by figures from the Airport Master Plan prepared by Post, Buckley, Schuh and Jernigan and dated July, 2002. This document identifies noise exposure areas through 2006. In addition, these recommendations are supported by figures from the Airport Master Plan which indicate that from 2000 to 2020, airport passengers will increase by 660% and airport operations by 65%. There will be increased noise exposure from future expansion of Runway 18-36 to the south and Runway 27-R to the east resulting in increased noise levels to the east and south of the airport. Therefore, residential uses should be discouraged and the Airport Industry Commerce (AIC) Designation of the City of Sanford and the High Intensity Planned Development-Airport (HIP-Airport) designation of Seminole County should be extended east of</p>

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>the airport to the edge of the Resource Protection/Conservation designation and south of the airport (east of Ohio Street) to the edge of the Resource Protection/Conservation designation.</p> <p>Residential uses and public educational facilities should be prohibited south and east of the airport's runway system. However, rental multifamily residential units may be constructed provided they are outside the 60 DNL and do not include mobile homes.</p> <p>By the year 2004, the City and County shall amend their respective AIC and HIP-Airport designations of their Comprehensive Plans to establish uses compatible with the airport:</p> <ul style="list-style-type: none"> • Industrial Parks; • Business Parks; • Commercial Developments; • Attendant retail; • Service and Hotel Uses; • Medium and high density rental residential Developments. • Agricultural uses <p>Single family residences shall only be allowed on existing one-acre suburban estates or larger</p>

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>lots. No new lots or tracts shall be created for single-family uses and existing parcels may not be subdivided for residential uses other than multifamily rental uses.</p> <p>An avigation easement shall be required and included in the recorded deed of any property prior to the construction of a single family dwelling unit or multifamily uses.</p> <p>All development must be phased concurrent with major public roadway improvements and installation of drainage, sewer and water utilities.</p> <p>The City and County shall require land use changes and/or zoning changes to ensure that existing neighborhoods in the area are converted to airport compatible uses. This transition of uses must minimize adverse impacts on the neighborhood during the conversion process.</p> <p>Seminole County and Sanford will encourage mass transit facilities in the area and jointly work toward the restoration of Lake Jesup.</p> <p>Resource Protection and Conservation lands must be protected from the adverse impacts of intense development through the use of open space requirements, clustering, conservation</p>

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			easements, wetland buffers and transition areas.
5	South of Pineway	Low Density Residential/Suburban Estates	New development will be restricted to Low Density Residential/Suburban Estates.
6	Silver Lake	Low Density Residential/Suburban Estates	<p>Extend this area to include the area bounded by Ohio Street on the east; Mellonville Avenue on the west; Onoro Street on the north and east; Lake Mary Blvd. on the south.</p> <p>Maintain Medium Density Residential 10 and Low Density Residential around lake; allow industrial on Lake Mary Blvd. Heights of multifamily buildings must be compatible with single family units in the area. The County shall amend its Land Development Regulations to ensure that a parcel zoned for single family use is protected from adjacent multifamily developments by a setback of at least fifty (50) feet for one story buildings and at least one hundred (100) feet for buildings of two or more stories. A one story multifamily development shall also install a buffer of twenty-five (25) feet in width and a two or more story multifamily development shall install a buffer of at least fifty (50) feet in width.</p>
7	Sanford Avenue	Medium Density Residential/Commercial	Recommend maintaining Medium Density Residential uses and permitting High Density

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			Residential/Neighborhood & Commercial/Office frontage on Sanford Avenue two lots deep on a case-by-case basis. Prohibit commercial in Woodmere on east side of Sanford Avenue.
8	West of Upsala/North of CR 46A	Low Density Residential	Recommend Medium Density Residential (up to 10 du/ac) north of Indian Trace City PUD and on Upsala Road and West of Oregon. Recommend High Density Residential north and west of Twin Lakes along the Rinehart Road extension adjacent to Higher Intensity Planned District area.
9	East of I-4	Higher Intensity Planned Development	The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's equivalent designation to HIP – TI. City and County Comprehensive Plan policies for this area are very similar, with the City's densities and floor areas being slightly less intense than the County's. The County and the City established gateway corridor standards for SR 46 in order to have compatible and attractive development in the area. This area is developing rapidly, consistent with the both the City and the County's Comprehensive Plan policies and identical corridor standards. The County and City, working together, have been

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>successful in minimizing urban sprawl, providing affordable housing opportunities and targeting industrial and commercial growth in this area. Both the County and the City will continue to ensure that the area is developed consistent with their mutually agreed upon standards and policies.</p>
10	North of the Railroad/ South of US 17-92	Suburban Estates/Low Density Residential/Industrial	<p>The City has established a new land use designation for this area, Waterfront Downtown Business District in order to provide a planning and management framework for promoting the revitalization, development and redevelopment of the Lake Monroe waterfront and the historic downtown area. All parcels between the railroad and US 17-92 from Mellonville Ave. to I-4 will take this designation as they are annexed into the City.</p> <p>The maximum intensity of nonresidential development, other than industrial, measured as a floor area ratio (FAR) is 2.0 for the areas east of French Ave., and .35 for the areas west of French Ave. These FAR's are intended to illustrate the amount of development on both specific parcels and in the district overall. The maximum density for residential development shall be 50 units per acre. The maximum FAR for industrial uses will be .5.</p>

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Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>The implementation of the Waterfront /Downtown Business Land Use Designation will not require amendments to the zoning map and land development regulations and all underlying zoning requirements and land development restrictions will remain in place, including those that ensure the protection of environmentally sensitive lands, wetlands, floodplains and drainage ways, aquifer recharge areas, aquatic habitats, native vegetation and wildlife habitats.</p> <p>All efforts should be made to protect existing single family areas from the impacts of more intense development through the use of added buffering and transition of building heights.</p>

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