

NOTICE OF WORKSESSION

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

**TUESDAY, APRIL 22, 2008
7:00 P.M.**

**COUNTY SERVICES BUILDING
BCC CHAMBERS – ROOM 1028
1101 EAST FIRST STREET
SANFORD, FLORIDA**

Worksession

1. 1. Direct staff to revise portions of the draft text of the Evaluation and Appraisal Report (EAR)-based amendments to the Seminole County Comprehensive Plan; or 2. Direct staff to retain the draft text of the EAR-based amendments as currently prepared. (Dori DeBord)

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS / HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Evaluation and Appraisal Report - based Amendments to the Seminole County Comprehensive Plan

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord

CONTACT: Sheryl Stolzenberg

EXT: 7383

MOTION/RECOMMENDATION:

1. Direct staff to revise portions of the draft text of the Evaluation and Appraisal Report (EAR)-based amendments to the Seminole County Comprehensive Plan;
or
2. Direct staff to retain the draft text of the EAR-based amendments as currently prepared.

County-wide

Dori DeBord

BACKGROUND:

Chapter 163, Florida Statutes, which governs local planning, requires adoption of a progress report on all local comprehensive plans every seven years. The report is called the Evaluation and Appraisal Report, or "EAR". Seminole County's EAR was adopted by the Board of County Commissioners on August 8, 2006. The EAR was found to be 'sufficient' by the Department of Community Affairs (DCA) on October 16, 2006.

The sufficiency finding is the first step in a two-step process. The next step is adoption of amendments to the Comprehensive Plan, based on the findings of the EAR. Normally, amendments must be adopted during a single amendment cycle within 18 months of the sufficiency finding. However, Seminole County requested and was granted a 6-month extension, in order to improve the coordination of land use and transportation planning policies. Accordingly, Seminole County's EAR-based amendments must be adopted by October 16, 2008.

In addition to the findings of the Evaluation and Appraisal Report (EAR), draft amendments are needed to address findings of studies accepted by the Board of County Commissioners in 2006. The studies include: US 17-92 CRA 2006 Corridor Strategy; Findings of the Seminole County Workforce Housing Task Force and the Seminole County 2006 Rural Character Plan. The amendments must also incorporate the principles of the Central Florida Regional Growth Vision ("How Shall We Grow?") and address the potential offered by the commuter rail project.

The Planning and Zoning Commission, in their role as Local/Land Planning Agency (LPA) has reviewed and commented on drafts of the elements at work sessions held on February 27th, March 5th, March 19th, April 2nd and April 16th. The first ten elements, which are attached as part of the exhibit to this agenda memorandum, include: Capital Improvements; Conservation; Design; Economic Development; Housing; Implementation; Introduction; Potable Water; Sanitary Sewer and Solid Waste.

The exhibit for each element includes: an Executive Summary with bulleted list of topic areas for which amendments are proposed; a Table of Major Changes, identifying text areas to be changed, why the change is proposed, and a very brief summary of the change; and the element itself, with changes shown in strike-through and underline format.

Attachments being provided to the Board of County Commissioners, County Attorney's Office, County Manager's Office, Clerk's Office and Public Copy available in County Manager's Office:

Executive Summary of changes for elements
Table of Major Changes for elements
Draft Elements

STAFF RECOMMENDATION:

Recommend the Board of County Commissioners direct the staff to retain the draft text of the EAR-based amendments as currently proposed.

| |
|---|
| Additionally Reviewed By: No additional reviews |
|---|

SUPPORTING DOCUMENTATION

[Proposed Text Amendments to the Solid Waste Agreement](#)

[Proposed Text Amendments to the Capital Improvements Element](#)

[Proposed Text Amendments to the Conservation Element](#)

[Proposed Text Amendments to the Design Element](#)

[Proposed Text Amendments to the Economic Element](#)

[Proposed Text Amendments to the Housing Element](#)

[Proposed Text Amendments to the Implementation Element](#)

[Proposed Text Amendments to the Introduction Element](#)

[Proposed Text Amendments to the Potable Water Element](#)

[Proposed Text Amendments to the Sanitary Sewer Element](#)