

Item # 32

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: URBAN CONSERVATION VILLAGE ORDINANCE

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Donald S. Fisher CONTACT: Tony Walter EXT. 7375

Agenda Date <u>6/8/04</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Authorize Planning and Development Director to schedule and advertise public hearings to consider amendments to the Seminole County Land Development Code, Chapter 2 – Definitions, Chapter 30 – adding Urban Conservation Village Design, and Chapter 35 – Subdivision Regulations.

District - McLain

Tony Walter, Assistant Planning Manager

**BACKGROUND:**

At their February 24, 2004 meeting, the Board of County Commissioners voted to transmit the proposed text amendments to the Seminole County Vision 2020 Comprehensive Plan to the Florida Department of Community Affairs to set the maximum density, identify incentive bonus criteria, and identify the Myrtle Street Urban Conservation Village Area. Staff was also asked to develop Land Development Code regulations to implement the Urban Conservation Village Design for consideration at or soon after the June 8, 2004 adoption hearing for the proposed text amendments.

Staff continues to work with the neighborhood task force, development community, property owners, and other interested groups to insure that the proposed changes to the Land Development Code are technically feasible and convey the intent of Policy FLU 9.3 Myrtle Street Study Area Urban Conservation Village Development Concept as proposed to be amended (04S.TXT05.2).

**STAFF RECOMMENDATION:**

The Planning Division is requesting authorization to advertise the ordinance for the following hearing dates:

- Land Planning Agency – July 7, 2004
- Board of County Commissioners Hearing – July 13, 2004
- Board of County Commissioner Hearing – July 27, 2004

Reviewed by:	
Co Atty:	<u>KCC</u>
DSF:	
Other:	<u>MW</u>
DCM:	<u>ES</u>
CM:	<u>KB</u>
File No.	<u>CPDP02</u>

# URBAN CONSERVATION VILLAGE POLICIES FOR SPRING 2004 AMENDMENT CYCLE

## OBJECTIVE FLU      SPECIFIC AREA PLANS

### *Proposed Policy Amendment*

#### **Policy FLU 9.3 Myrtle Street Study Area Urban Conservation Village Development Concept**

The County shall provide for creative design concepts focused on preservation of natural open spaces, sensitive lands and area character ~~within planned unit developments~~ in the Myrtle Street Special Study area, **as depicted in Exhibit FLU: Myrtle Street Urban Conservation Village Area**, to:

A Maximize preservation of conservation areas and unique features of the site;

B Encourage creative design by clustering homes into "villages" surrounded by natural open spaces;

C Incorporate trail and pedestrian opportunities;

D Promote enhanced street systems resulting in reduced infrastructure and impervious surfaces;

E Provide for storm water conveyance and retention that exceeds on-site requirements; and

F ~~Provide for an opportunity to apply for density bonuses to encourage developments with significant public benefit as they relate to roads, water, sewer and storm water infrastructure, preservation of upland open areas, and quality of life in Seminole County.~~ **Allow for the ability to add density, up to an**

**additional 1.0 dwelling unit per buildable acre, not to exceed a total of 2.0 dwelling units per**

**buildable acre. To qualify for the additional density, at least 50% of the site must be preserved as**

**common open space exclusive of wetlands, floodplains, and other elements protected from**

**development. Further the applicant must connect to central water and sewer, shall provide an**

**enhanced stormwater volume reduction and water quality treatment system, and shall develop**

**and implement a restoration and management plan for the preserved open space.**

**G. To be applied to tracts of land with the Suburban Estates land use designation.**

Attachments:

- Draft ordinance amending the Land Development Code
- Proposed Urban Conservation Village Policies Amendment

MYRTLE STREET  
URBAN CONSERVATION VILLAGE AREA

