

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: US 17-92 CRA Building Heights and Densities

DEPARTMENT: Economic Development **DIVISION:** US 17-92 CRA

AUTHORIZED BY: William McDermott ^{WMM} **CONTACT:** Kevin Fall ^[Signature] **EXT.** 7133

Agenda Date <u>7/25/06</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:

First Action

US 17-92 Community Redevelopment Agency

Authorize a request to the Board of County Commissioners that amendments to the County's Comprehensive Plan and Land Development Code be initiated, as necessary, to implement the building heights and densities recommendations for the specific unincorporated areas as recommended by the U.S. 17-92 Redevelopment Planning Agency (RPA)

Second Action

Board of County Commissioners

Authorize staff to initiate amendments to the County's Comprehensive Plan and Land Development Code, as necessary, to implement the building heights and densities recommendations for the specific unincorporated areas as recommended by the U.S. 17-92 Redevelopment Planning Agency (RPA)

BACKGROUND:

Staff is seeking two actions with respect to amending the Comprehensive Plan and Land Development Code from the County's legislative body. First, sitting as the US 17-92 Community Redevelopment Agency (CRA), the CRA must determine whether increased building heights and densities are beneficial to the US 17-92 redevelopment effort. Second, if this is determined to be the case, the forwarded matter will be considered by the Board of County Commissioners for direction to staff to process the appropriate amendments to the Comprehensive Plan and Land Development Code.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: <u>[Signature]</u>
File No.: <u>CRA-01</u>

Procedurally, the legislative body should convene the meeting of the US 17-92 CRA to consider and/or act on the First Action. Immediately afterward, the legislative body should adjourn the CRA and re-convene the meeting of the Board of County Commissioners, to consider and/or act on the Second Action.

As part of the US 17-92 Corridor Redevelopment Framework project and in response to an increasing market interest and development pressure, the US 17-92 RPA identified several areas that could support increased building heights and densities regulations in compatibility with existing residential neighborhoods and with minimal impacts on public views.

Enabling and supporting increased densities in strategic areas can provide direct economic benefits (increased tax revenues, housing opportunities and an efficient injection of “new money” into the community) and maximizes the use of existing urban services. In turn, the “new money” often catalyzes additional private investment in support of the intensified uses.

The RPA has proposed the following areas for consideration of increased building heights and densities. The areas can be located on the attached maps.

- Fern Park area
- County Services Center area (Five Points)
- Lake Irene area
- Bob Dance area
- Wedge Park area
- Big Lots area

A significant portion of the proposed areas falls within unincorporated Seminole County and as such, amendments would be at the authority of the Seminole County Board of County Commissioners.

The RPA facilitated the presentation of the proposed building heights and densities amendments to each of the municipalities over the past few months and are awaiting final comments regarding the proposed amendments from each respective city.

At their July 14, 2006 meeting, the US 17-92 Redevelopment Planning Agency (RPA) unanimously recommended forwarding the proposed building heights and densities amendments to each respective jurisdiction for consideration.