

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Evaluation and Appraisal Report - Adoption

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Sheryl Stolzenberg ^{AS} **EXT.** 7383

Agenda Date <u>08/08/06</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. Recommend ADOPTION AND TRANSMITTAL of the Evaluation and Appraisal Report (EAR) to the State Department of Community Affairs (DCA); or
2. Recommend DENIAL of ADOPTION AND TRANSMITTAL of the EAR to the State Department of Community Affairs (DCA); or
3. CONTINUE the public hearing until a time and date certain.

District – Countywide

Sheryl Stolzenberg, Principal Coordinator

BACKGROUND:

Chapter 163, Florida Statutes, which governs local planning, requires adoption of a progress report on all local comprehensive plans every seven years called the Evaluation and Appraisal Report, or "EAR". Seminole County's EAR must be formally adopted and delivered to the State Department of Community Affairs (DCA) by September 1, 2006.

This EAR cycle differs from those in the past, which focused primarily on the achievement of adopted Goals, Objectives and Policies. The emphasis during this evaluation is on how the Comprehensive Plan has helped a local government to address Major Issues identified by the community and Special Topics identified by state agencies during the initial EAR study.

The Planning and Zoning Commission held a public workshop on January 19, 2005 to collect input to determine the Major Issues. An Interagency Coordination meeting, with staff from state agencies, cities and regional agencies, took place on February 4, 2005 to identify the Special Topics.

Reviewed by: <u>[Signature]</u> Co Atty: <u>[Signature]</u> DFS: _____ Other: <u>[Signature]</u> DCM: <u>[Signature]</u> CM: <u>[Signature]</u> File No. <u>ph130pdp01</u>

Public input workshops on draft sections of the EAR were held on February 9, 2006, March 20, 2006 and June 20, 2006. A draft version of portions of the EAR was submitted to DCA in May for a courtesy review, and no negative comments were received.

EAR FINDINGS

Overview (Chapter 1)

This Chapter of the EAR includes these required EAR items: population trends; changes in land area, including changes due to annexation; location of existing development as it relates to where development was anticipated by the plan; summaries of vacant land and trends that reveal the County's existing conditions and future directions. The findings include:

1. A slower rate of population growth is projected because most growth will occur as 'infill' development and redevelopment;
2. The County can guide redevelopment by identifying good locations for mixed-use development (such as the US 17-92 corridor) and can ensure good infill and redevelopment by adopting design standards;
3. Preserving the rural character of the East Rural Area requires adoption of additional guidelines;
4. Portions of the County's workforce face burdensome housing costs and policies should be adopted to encourage more housing options;
5. Careful policy making is needed to ensure a balance between maintaining good locations for job-generating employers and allowing other needed land uses; and,
6. Development patterns have varied from that projected by the Plan originally, due to land use amendments, residential development in the High Intensity Planned Development and High Intensity Planned Development – Target Industry (HIP and HIP-TI) areas, and annexations that allowed unanticipated development patterns in HIP-TI areas.

Major Issues (Chapter 2)

This Chapter contains individual reports on each Major Issue, with findings explaining how the County's Plan presently addresses each issue, and potential suggestions (including future plan amendments). The findings include:

1. Neighborhood Protection – to protect Rural Neighborhoods, design guidelines are needed in the Design Element and clarification is needed of acceptable uses in edge areas; to protect Urban Neighborhoods, standards are needed to guide infill development and the County should consider developing ongoing processes to fund retrofitting of existing infrastructure.
2. Intergovernmental Coordination – efforts to enter into planning agreements need to continue, including the required Interlocal Agreement to guide school concurrency.
3. Libraries – public support is strongest for coordinating efforts with the Seminole County Community College. Although there is support for other improvements, such as expanded space and a wider collection, there is not support for additional funding at this time.
4. Protection of designated High Intensity Planned Development Economic Development areas for Target Industries – plan amendments are recommended to more clearly identify those areas ideal for Target Industries and alter the language describing permitted uses in the HIP-TI to indicate that residential uses should only be supplemental to and integrated into planned employment uses; for other HIP

areas, plan amendments are recommended to specify maximum residential uses or to re-identify some areas now designated as “HIP” to “Mixed Development”.

5. Infill Development and Redevelopment – Guidelines are needed to clarify how infill and redevelopment projects can proceed, and the definition of ‘infill’ needs to be amended.
6. Making the Comprehensive Plan more understandable – In addition to continuing efforts to electronically connect the online Comprehensive Plan with the relevant Land Development Code, zoning and future land use maps, and development applications through the SCI-NET process, a “User’s Guide” will be written (available both in hardcopy and on-line and containing definitions, explanations, and frequently asked questions and answers), and new policies will be written with greater clarity.
7. Affordable Housing - Although the County median income of \$55,100 (as of 2005) is higher than many areas of the state, housing costs remain a burden for many residents, including vital members of the County workforce; alternative mechanisms for encouraging greater housing opportunities, especially for workforce housing, are identified.
8. Drainage Needs – a report is provided on progress to date in correcting drainage deficiencies and meeting Total Maximum Daily Load limits for Lake Jesup; additional needs are noted and potential Comprehensive Plan amendments are identified.

Brief Assessment of Elements (Chapter 3)

This Chapter provides a short progress report for each element of the Comprehensive Plan.

Special Topics (Chapter 4)

A brief update is provided on two issues that state agencies have required us to analyze. One report summarizes progress to date on coordination with the School District, and the second report summarizes progress to date on adopting amendments to the Comprehensive Plan that are required for a Water Supply Plan consistent with the plans of the St. Johns River Water Management District.

EAR Public Participation Process (Chapter 5)

This Chapter contains a summary of the public input process used for the EAR.

Relevant Changes in Growth Management Laws and State Regulations (Chapter 6)

This Chapter contains two tables that display changes in Chapter 163, Florida Statutes and Chapter 9J-5, Florida Administrative Code since the last EAR, and, for each change, indicates how the County has responded or will respond.

Conclusions and Recommendations (Chapter 7)

This Chapter summarizes the findings of the previous chapters and recommends potential amendments to the Comprehensive Plan.

Supporting Documentation (Chapter 8)

This Chapter summarizes the methodology used to project future population and housing needs.

STAFF RECOMMENDATION:

Recommend that the Board of County Commissioners adopt the Evaluation and Appraisal Report (EAR) by Resolution and transmit the EAR to the Department of Community Affairs.

Attachment:

Resolution

2006 Seminole County Evaluation and Appraisal Report

RESOLUTION NO. 06-R-____
SEMINOLE COUNTY, FLORIDA

RESOLUTION ADOPTING THE 2006 SEMINOLE COUNTY EVALUATION AND APPRAISAL REPORT OF THE COMPREHENSIVE PLAN OF SEMINOLE COUNTY, FLORIDA AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON AUGUST 8, 2006.

WHEREAS, Chapter 163, Florida Statutes (F.S.) Part II, subsection 163.3167 requires all local governments in the State of Florida to adopt Comprehensive Plans as a part of a continuing planning process intended to guide the growth, development and redevelopment of each community; and

WHEREAS, Chapter 163, F.S. Part II, subsection 163.3191 requires each local government to periodically conduct a review of its Comprehensive Plan known as the "Evaluation and Appraisal Report" or "EAR", that requires input from the public, state agencies, and adjacent local governments input; recommendations by the Local Planning Agency (LPA), adoption by the local government and submission to the State Department of Community Affairs (Department), other state agencies and adjacent local governments; and

WHEREAS, Seminole County conducted initial public input scoping meeting to identify Major Issues of concern to the community at a meeting held on January 19, 2005; and

WHEREAS, Seminole County conducted a meeting with representatives of state agencies, and adjacent local governments on February 4, 2005; and

WHEREAS, Seminole County held public workshops to collect input on draft EAR materials on February 9, 2006, March 20, 2006 and June 20, 2006, after publishing notice in the newspaper of general circulation, mailing notices to interested parties and homeowner associations, and posting dates of the workshops and the EAR materials on the County website; and

WHEREAS, the Seminole County LPA held a public hearing with public notice on July 12, 2006 and adopted a recommendation to the Board of County Commissioners of Seminole County that the EAR should be adopted,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, SEMINOLE COUNTY, FLORIDA, THAT:

1. The Board hereby adopts and approves the Seminole County EAR attached hereto and incorporated herein by this reference thereto.
2. The Board hereby directs the transmittal of the adopted EAR to the Department.
3. This Resolution shall take effect immediately.

ADOPTED THIS 8TH day of August 2006.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
CLERK OF THE COURT

CARLTON D. HENLEY,
CHAIRMAN