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SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

(CONTINUED FROM THE JULY 16, 2003 MEETING)

SUBJECT: MYRTLE STREET CONSERVATION VILLAGE CONCEPT
COMPREHENSIVE PLAN TEXT AMENDMENT

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Matthew West CONTACT: Tony Walter EXT. 7375

Agenda Date <u>July 23, 2003</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

1. Recommend that the proposed text amendment to the Future Land Use Element of the Seminole County Vision 2020 Comprehensive Plan be transmitted as part of the Fall 2003 Large Scale Plan Amendments.
2. Recommend that the proposed text amendment to the Future Land Use Element of the Seminole County Vision 2020 Comprehensive Plan not be transmitted as part of the Fall 2003 Large Scale Plan Amendments.
3. Recommend that the proposed text amendment to the Future Land Use Element of the Seminole County Vision 2020 Comprehensive Plan be transmitted as modified by the LPA/P&Z as part of the Fall 2003 Large Scale Plan Amendments.

County Wide

Tony Walter, Principal Planner

BACKGROUND:

At the March 11, 2003 Board of County Commissioners meeting staff was instructed to pursue implementation of the Conservation Village Design Concept for the Myrtle Street Special Study Area. Staff was also directed to proceed with Phase III of the Study to coincide with the upcoming schedule for Vision 2020 Comprehensive Plan amendments. The Phase III Myrtle Street Study is currently underway.

Reviewed by: <u>KJC</u>
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. _____

The purpose of the Phase III Study is to identify and prepare needed amendments to Seminole County's Vision 2020 Comprehensive Growth Management Plan to incorporate policies supportive of the "conservation village" development and design concepts identified in Phase II. Phase III will also involve preparation of new or amended ordinance provisions in the Seminole County Land Development Code and the evaluation of possible incentive approaches to facilitate implementation of the concept.

Phase III activities will be conducted to coincide with the County's upcoming schedule for consideration of Vision 2020 Comprehensive Plan amendments in the Fall 2003 amendment cycle and conclude with adoption in December, 2003. The results of Phase III will be presented to the LPA/P&Z later this summer.

To begin the plan amendment process, Staff has prepared a proposed draft text amendment to update Issue FLU 7, Special Area Plans and Evaluation and Appraisal Report Amendments and a new Policy FLU 9.3, Myrtle Street Study Area Conservation Village Development Concept to add to Objective FLU 9, Specific Area Plans for LPA/P&Z consideration and recommendation to the Board of County Commissioners.

Attachments: Proposed Draft Text Amendments

OBJECTIVE FLU SPECIFIC AREA PLANS

Proposed new policy

Policy FLU 9.3 Myrtle Street Study Area Conservation Village Development Concept

By December 31, 2004, the County shall amend its Land Development Code to adopt 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 and possibly other rural and suburban estates areas of Seminole County to:

- A Maximize preservation of conservation areas and unique features of the site;
- B Allow for 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 Allow for the ability to add density to achieve open space.

Proposed addition Issues and Concerns as noted below.

Issue FLU 7 Special Area Plans and Evaluation and Appraisal Report Amendments

Since Plan adoption in 1991, several areas of the County have been identified as requiring more effective growth management techniques and community consensus building to ensure consistency with the goals and objectives of the Future Land Use Element. To address these concerns, several special area studies have been completed. Included among these is the "GreeneWay/SR 434 Small Area Study" (1994), "Airport Area Land Use Study" (1995), Northwest HIP Study (1995 and associated North I-4 Target Area Master Plan in 1996), "Chuluota Small Area Study" (1999), **and "Wekiva Special Area Study" (1999), and Myrtle Street Special Area Study (2003).**

These studies have resulted in future land use amendments and/or policy amendments to the Plan to manage growth and development more effectively.

Additionally, in 1999, upon evaluation of the *Exhibit FLU: Future Land Use Map*, the County adopted a number of administrative future land use amendments on properties throughout the County where it was determined that the existing future land use designation was no longer appropriate. These future land use amendments and amendments resulting from the Chuluota Small Area Study and Wekiva Special Area Study were identified in the County's 1999 Evaluation and Appraisal Report found sufficient by the Florida Department of Community Affairs.