

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

**SUBJECT:** Digital Future Land Use Maps - Amendments to the text of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating digital Future Land Use Maps as the Official Future Land Use Maps for Seminole County (Seminole County, applicant)

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

**AUTHORIZED BY:** Matthew West **CONTACT:** Tony Matthews **EXT.** 7373

<b>Agenda Date</b> <u>02/18/04</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b>	<input checked="" type="checkbox"/>

**MOTION/RECOMMENDATION:**

1. Recommend adoption of proposed amendments to the text of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating the digital Future Land Use Maps, as depicted in the FLU Exhibits of the Vision 2020 Plan, as the Official Future Land Use Maps for Seminole County, with staff finding and recommendation; or
2. Do not recommend adoption of proposed amendments to the text of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating the digital Future Land Use Maps, as depicted in the FLU Exhibits of the Vision 2020 Plan, as the Official Future Land Use Maps for Seminole County; or
3. Continue this item to a time and date certain.

(Countywide)

(Tony Matthews, Principal Planner)

**BACKGROUND:**

On 28 October 2003, the Board of County Commissioners adopted Resolution 2003-R-179, converting the Seminole County Comprehensive Plan (Vision 2020 Plan) Future Land Use Maps from paper to digital format, thus designating the digital Future Land Use Maps as the Official Future Land Use Maps for Seminole County (see attached resolution and maps).

**STAFF FINDING AND RECOMMENDATION:**

Recommend adoption of proposed amendments to the text of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating the digital Future Land Use Maps, as depicted in the FLU Exhibits of the Vision 2020 Plan, as the Official Future Land Use Maps for Seminole County, with finding that these amendments will implement the conversion of Vision 2020 Future Land Use Maps from paper to digital format.

<b>Reviewed by:</b>
<b>Co Atty:</b> <u>REC</u>
<b>DFS:</b> _____
<b>Other:</b> <u>TW</u>
<b>DCM:</b> _____
<b>CM:</b> _____
<b>File No.</b> <u>04S.TXT04</u>

Tentative Time Frame for Adoption of Proposed Amendments:

Land Planning Agency/Planning and Zoning Commission Public Hearing	2/18/04
Board of County Commissioners Transmittal Public Hearing	3/9/04
Florida Department of Community Affairs comments due to County	5/14/04
Board of County Commissioners Adoption Public Hearing	6/8/04

Attachments:

- A. Proposed text amendments
- B. Resolution No. 2003-R-179
- C. Future Land Use Element Maps (for information only)

## ATTACHMENT A

# DESIGNATION OF DIGITAL FUTURE LAND USE MAPS TEXT AMENDMENTS, SPRING 2004 LARGE SCALE PLAN AMENDMENT CYCLE

*Proposed changes shown in ~~bold strikeouts~~ and underlines*

Amendment 04S.TXT04.1

### IMPLEMENTATION ELEMENT

#### **Future Land Use Map Updates**

The Official Future Land Use Map for Seminole County is maintained in digital format consists of section, township and range maps (black and white) at a scale of 1:400. The boundaries of the various land use designations are contained shown on in the Future Land Use Map map(s) and a legend is also provided. This ~~These~~ maps is are routinely updated as future land use amendments are adopted by the Board of County Commissioners. The official copy of the Future Land Use Map these maps is kept with the Clerk to the Board of County Commissioners.

~~In addition to the 1:400 scale future land use maps,~~ The Vision 2020 Plan also includes a full color Future Land Use Map depicting each of the adopted future land use designations. It will be updated and republished at least every two years. During the interim, changes in future land use will be depicted on other maps which will be included with the Plan's Future Land Use Map package which will be available for purchase by the public at a reasonable cost. ~~No later than the conclusion of the next Evaluation and Appraisal Report (scheduled for completion in September of 2005), the adopted Future Land Use data will be maintained digitally in the County's Geographic Information System.~~ Future Land Use Maps will be printed at a legible scale as future land use amendments are adopted by the Board of County Commissioners.

Amendment 04S.TXT04.2

#### **INTERPRETATION OF FUTURE LAND USE DISTRICT BOUNDARIES**

Except as otherwise specifically provided, the future land use designation symbol, or name shown within boundaries on the Future Land Use Map, indicates that the future land use designation pertaining to the land use extends through the whole area surrounded by the boundary line. Where uncertainty exists as to the boundaries of any future land use designation depicted on the Future Land Use Map, the following rules shall apply:

- A Where boundaries are indicated as approximately following street and alley lines, land lot lines, or military district lines, such line shall be construed to be the boundary.

- B In un-subdivided property or tracts, where a future land use designation boundary divides a tract, the location of such boundaries shall be determined by use of the **scale dimensions** appearing on the Future Land Use Map.
- C Where a public road, street or alley is officially vacated or abandoned, the future land use designation applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street or alley.
- D Where boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or to the central lines of alley lines or alleys, or the center lines of right-of-way lines of highways, such boundaries shall be construed as being parallel thereto and boundaries shall be determined by use of **appropriate GIS tool(s) upon the scale appearing on** the Future Land Use Map.
- E When adjustments are made (demonstrating that certain properties are neither a wetland nor a flood prone area) the future land use designation of that property shall not be the Conservation future land use designation, but shall be the underlying future land use designation as shown in the Future Land Use Map. These adjustments shall include areas where mitigation or other regulatory devices that offset impacts allow encroachment into a wetland system or the 100-year floodplain.**

Amendment 04S.TXT04.3

## FUTURE LAND USE ELEMENT

### **CONSERVATION**

This land use consists of wetland areas (as delineated on the **St Johns River Water Management District Seminole County** Wetlands Map) and 100 year floodplain areas (as delineated on the United States Geological Survey or Flood Insurance Rate Maps). In addition to implementing public policies which protect the public health, safety and welfare and conserving and protecting natural resources, these areas are assigned the Conservation future land use designation to implement the County's non-structural approach to water management and uses which involve a minimum land alteration are permitted in order to maintain the natural flood storage and nutrient assimilation capability of wetland and flood prone areas as well as to preserve the status quo of significant environmental importance and associated wildlife habitat. (See also Policy FLU 11.15 Code Enforcement and Implementation).

#### **Uses:**

- A Publicly and privately owned open space, recreation and water management areas;
- B Public and private natural areas, game preserves and wildlife management areas which maintain the status quo;
- C Livestock grazing and short term crop production, which uses must be consistent with performance standards of the Land Development Code, which, at a minimum, include the requirement that any and all mining, agricultural and silvicultural activities must be accomplished in accordance with adopted Best Management Practices including, but not limited to, the publication entitled "Silvaculture Best Management Practices Manual", "Management Guidelines for Forested Wetlands in Florida" both

published by the Florida Department of Agriculture and Consumer Services Division of Forestry, Chapter 373, Florida Statutes, and Chapter 403, Florida Statutes, as well as other appropriate State and Federal law. All such agricultural and mining silvicultural activities may occur and be accomplished only in such a manner to minimize, to the maximum extent possible, adverse impacts to natural resources, while authorizing property owners the reasonable and beneficial use of property; and

- D Forested wetlands including, but not limited to, cypress, hardwood swamp and bottom land hardwoods, shall be subject to management requirements which shall include, but not be limited to, the maintenance of wetland community integrity and wildlife, vegetation and hydrological characteristics associated therewith, and the use of select cuts on small clearcuts which may only be performed in a manner and utilizing techniques which do not alter vital wetland community characteristics. Silvicultural activities shall only be permitted during such seasons and weather conditions which will ensure the least possible adverse impacts to natural resources. Prior to any encroachment being authorized, the wetlands shall be evaluated and a program or actions to mitigate those impacts shall be formulated. The purpose of the Conservation land use designation is to balance the public's right to protect natural resources with the rights of property owners to a reasonable and beneficial use of their property. The use of property assigned the Conservation land use designation must be consistent with the public interest. The Conservation land use designation is consistent with and furthers the provisions of Article II, Section 7 of the Constitution of the State of Florida and the provisions of State law including, but not limited to, the State Comprehensive Plan, codified at Chapter 187, Florida Statutes.

#### **Levels of Services:**

These areas are not intended for urban intensity development and therefore do not require urban services and facilities.

#### **Special Provisions:**

- A In addition to being subject to all other applicable law, uses in these areas are subject to compliance with the provisions of the FP-1 (Flood-Prone Area Zone Classification) and the W-1 (Wetlands Overlay Zoning Classification) contained in the Land Development Code of Seminole County and the Planning Standards for Natural Resources.
- B These areas were delineated using Countywide mapping techniques, thus, inaccuracies in wetland and floodplain boundaries may occur. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
- C When adjustments are made (demonstrating that certain properties are neither a wetland nor a flood prone area) the future land use designation of that property shall not be the Conservation future land use designation, but shall be the underlying future land use designation as shown on in the Future Land Map (~~version prepared without conservation areas overlaid~~). These adjustments shall include areas where mitigation or other regulatory devices that offset impacts allow encroachment into a wetland system or the 100-year floodplain.

CONSERVATION ELEMENT

**FUTURE LAND USE MAP DESIGNATION**

Objective FLU 5 states, “The County shall continue to develop and enforce innovative planning techniques and land development regulations designed to protect residential neighborhoods, enhance the economic viability of the community, promote the efficient use of infrastructure, and preserve natural resources. The Future Land Use Map series embodies strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner.” This serves as one of the cornerstones for the form of development on the urban and rural landscapes, and clearly states as an objective that preservation of natural resources is a priority. Exhibit FLU: Future Land Use Map details the focus of land use in the County, which is notably dominated to the east by the areas assigned the Conservation Future Land Use ~~in dark green~~. From a view of the map, it is important to point out several items. First, there are the Resource Protection Areas, which are illustrated on Exhibit FLU: Resource Protection Areas, and include the Wekiva River Protection Area, the Econlockhatchee River Basin, and the Geneva Lens Area, the latter two of which are contained within the designated Rural East Area. These areas are already receiving special protection from State and County regulations above and beyond that which is normally required. It is also important to point out at this juncture that the Wekiva Protection Area (WRPA) has new protection via the Wekiva Global Compliance Agreement (and subsequent amendment to policy by the Seminole County Comprehensive Plan) that allows **no** wetland impacts and requires a 50 foot upland buffer around all wetlands in the WRPA in addition to the St. Johns Water Management District RHPZ and protection zone requirements. The Econlockhatchee River also has an RHPZ requirement by both the County and the St. Johns River Water Management District. These areas are considered special areas in this process and will be discussed in greater detail below. With the exception of these special areas, only a small area within the designated Urban Services Area is the focus of discussion. This includes the portions of the County surrounding the cities of Altamonte Springs, Casselberry, and Winter Springs, and the area south of the city of Oviedo. There are relatively few wetlands in these areas compared to those in public ownership and those in the Rural East Area. Most of these wetlands are surrounded by intense development by the municipalities although the predominant land use assigned by Seminole County is Low Density Residential, and Planned Development (which will be discussed regarding “unique planning techniques.”

ATTACHMENT B

RESOLUTION NO. 2003-R-179

SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING ON THE 28 DAY OF October, 2003.

WHEREAS, on December 10, 2002 the Seminole County Board of County Commissioners (the "Board") enacted Ordinance #2002-53, entitled "Spring, 2002 Land Development Code Update" which took effect on December 23, 2002; and

WHEREAS, Ordinance 2002-53 amended Section 30.24 of the Seminole County Land Development Code, entitled "Official Zoning Atlas," to allow for use of a digital zoning atlas in place of a paper zoning atlas; and

WHEREAS, Policy FLU 5.1 of Vision 2020, the Comprehensive Plan of Seminole County, adopted a series of Future Land Use Maps as depicted in the FLU Exhibits; and

WHEREAS, the Board has determined the citizens of Seminole County will benefit from adoption of a digital zoning atlas as the Official Zoning Atlas and digital Future Land Use Maps as the Official Future Land Use Maps,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, that the current Official Zoning Atlas shall be converted to digitalized format and, once converted, said digital version of the atlas shall be the Official Zoning Atlas of Seminole County, as amended from time to time. The Clerk to the Seminole County Board of County Commissioners shall keep this Official Zoning Atlas at her offices located in the County Services Building, 1101 East First Street, Sanford, Florida.

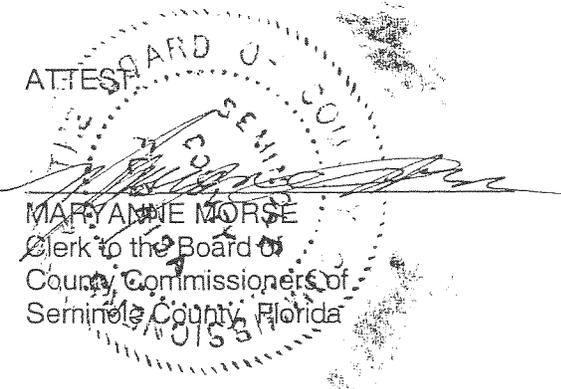
BE IT FURTHER RESOLVED, that the current Future Land Use Maps, as depicted in the FLU Exhibits of Vision 2020, shall be converted to digitalized format and, once converted, said digital version of the maps shall be the Official Future Land Use Maps of Seminole County, as amended from time to time. The Clerk to the Seminole County Board of County Commissioners shall keep these Future Land Use Maps at her office located in the County Services Building, 1101 East First Street, Sanford, Florida.

BK 302 PG 0326

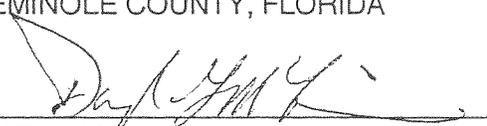
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

ADOPTED this 28 day of October, 2003.

ATTEST

  
MARIANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: 

DARYL MCLAIN, Chairman

10/1/03  
P:\Users\CAKC01\MYDOCS\Resolutions\Zoning maps.doc

BK 302 PG 0327

## ATTACHMENT C

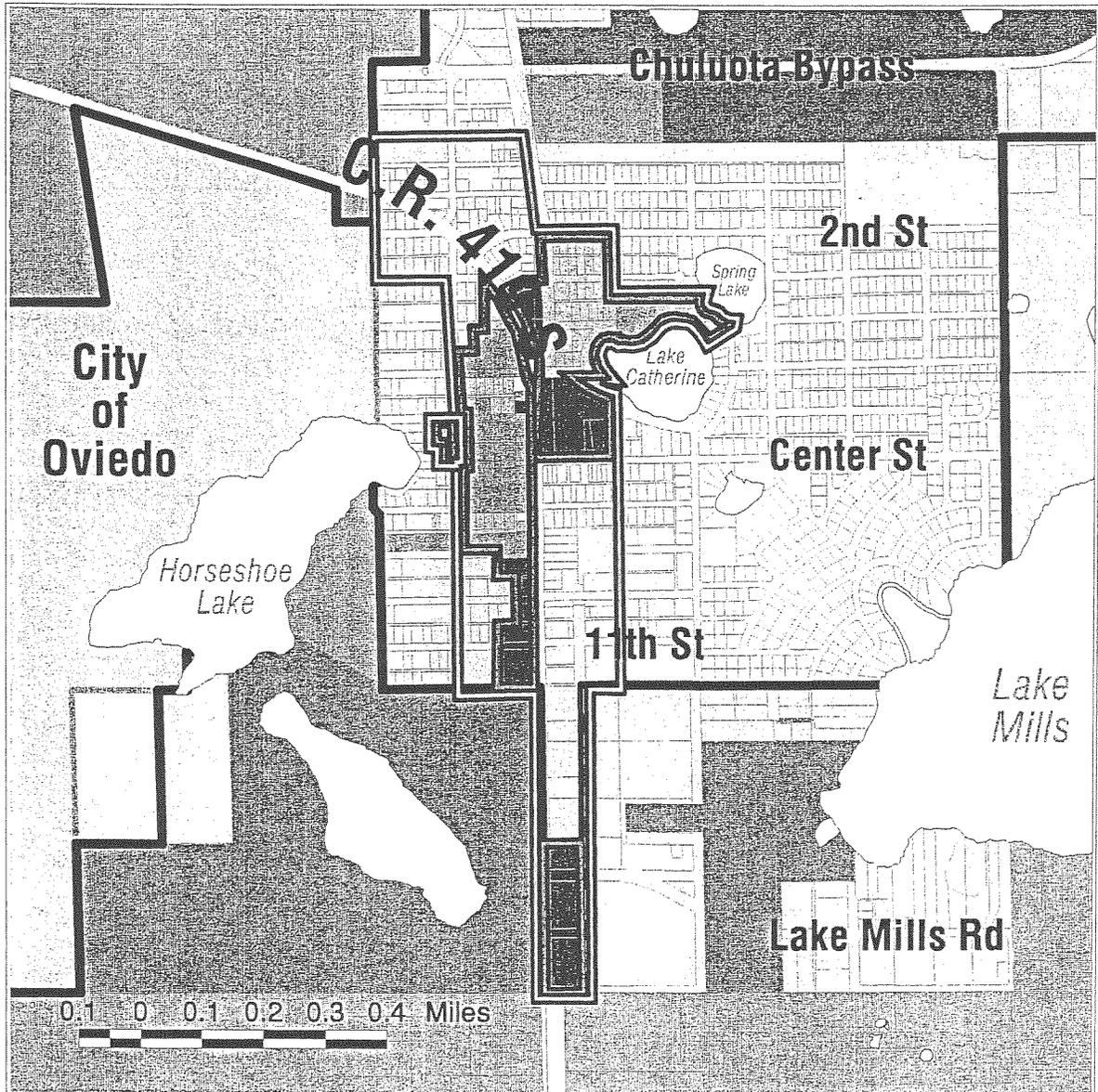
### SEMINOLE COUNTY COMPREHENSIVE PLAN (VISION 2020 PLAN) FUTURE LAND USE ELEMENT MAPS

**Note:** The attached maps from the adopted Vision 2020 Plan are intended to serve as backup to the enclosed text amendments, and are provided here for the reader's reference/information only. This agenda item relates to the enclosed text amendments only.



# Vision 2020 Comprehensive Plan Seminole County, Florida

## Chuluota Design Area



### LEGEND

Chuluota NonRes Design District	<b>Future Land Use Categories</b>	
Chuluota Design Area	COM	OFF
Urban/Rural Boundary	CONS	PD
City of Oviedo	HDR	R10
Parcel	HIP	R3
Water	IND	R5
	LDR	REC
	PUB	SE
	MDR	

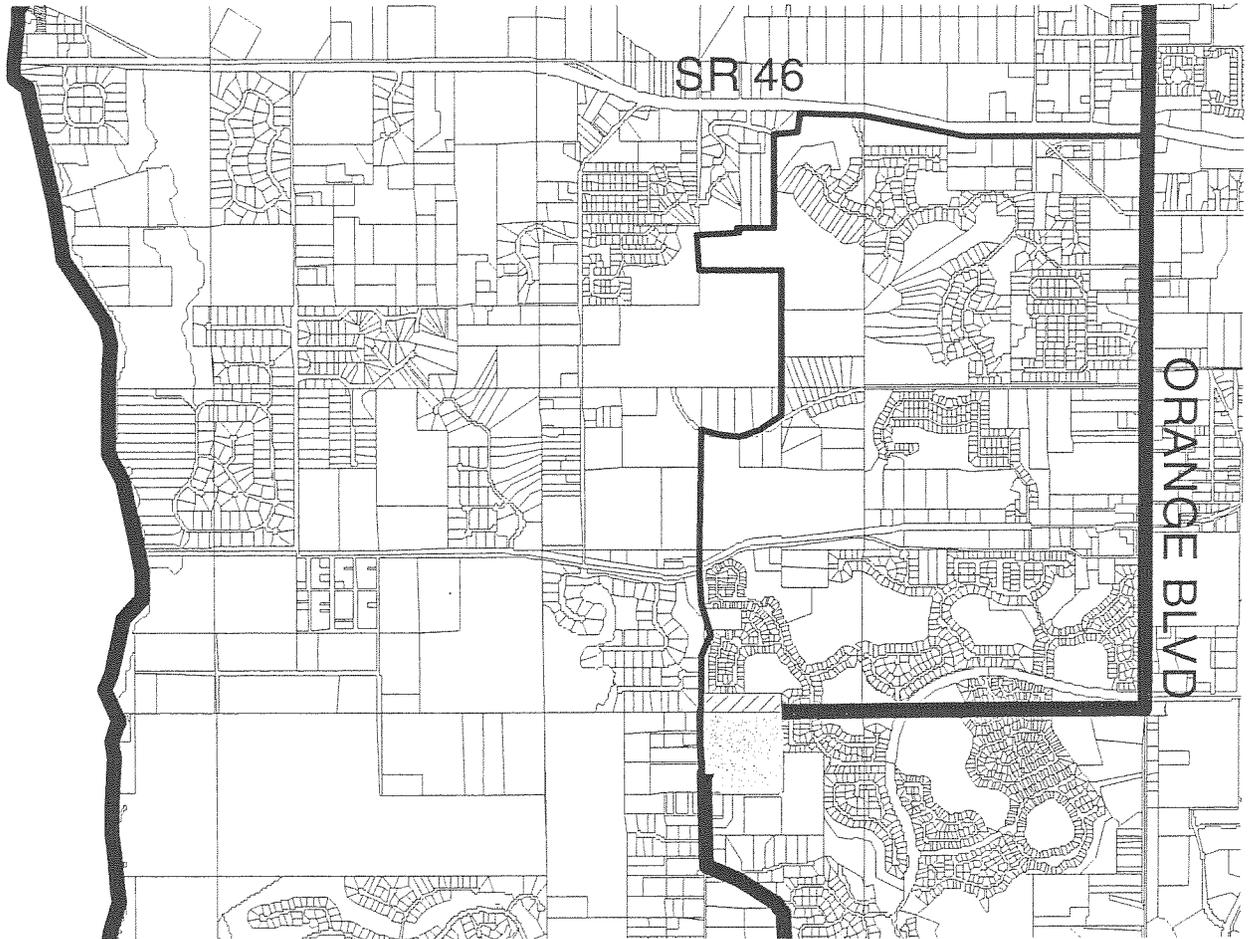
Chuluota Nonresidential Design District delineates properties where Chuluota Nonresidential Design Standards Zoning Overlay Ordinance currently applies. Chuluota Design Area Boundary delineates properties where said ordinance will apply for future Land Use Amendments and Rezoning to nonresidential development.





# Vision 2020 Comprehensive Plan Seminole County, Florida

## East Lake Sylvan Transitional Area/School Site



### LEGEND

#### Legend

-  School Site within WRPA boundary subject to Policy FLU 1.7
-  School Site outside of WRPA boundary
-  Wekiva River Protection Area Boundary
-  East Lake Sylvan Transitional Area

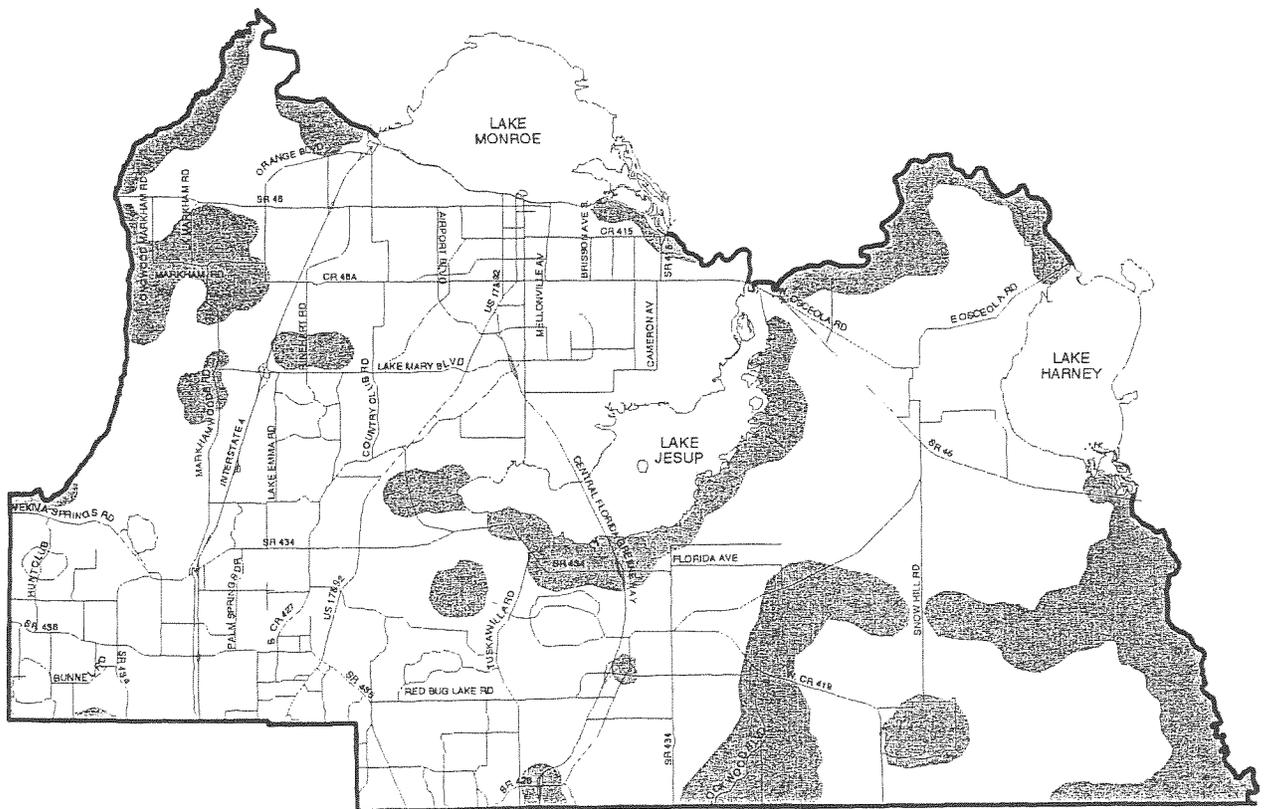
*(Added: Amendment 02F.TXT03; Ordinance 2002-55, 12/10/2002)*





# Vision 2020 Comprehensive Plan Seminole County, Florida

## FLU Series – Areas of High Potential and General Archaeological and Historical Sites



### LEGEND

 Potential/General Archeological Areas

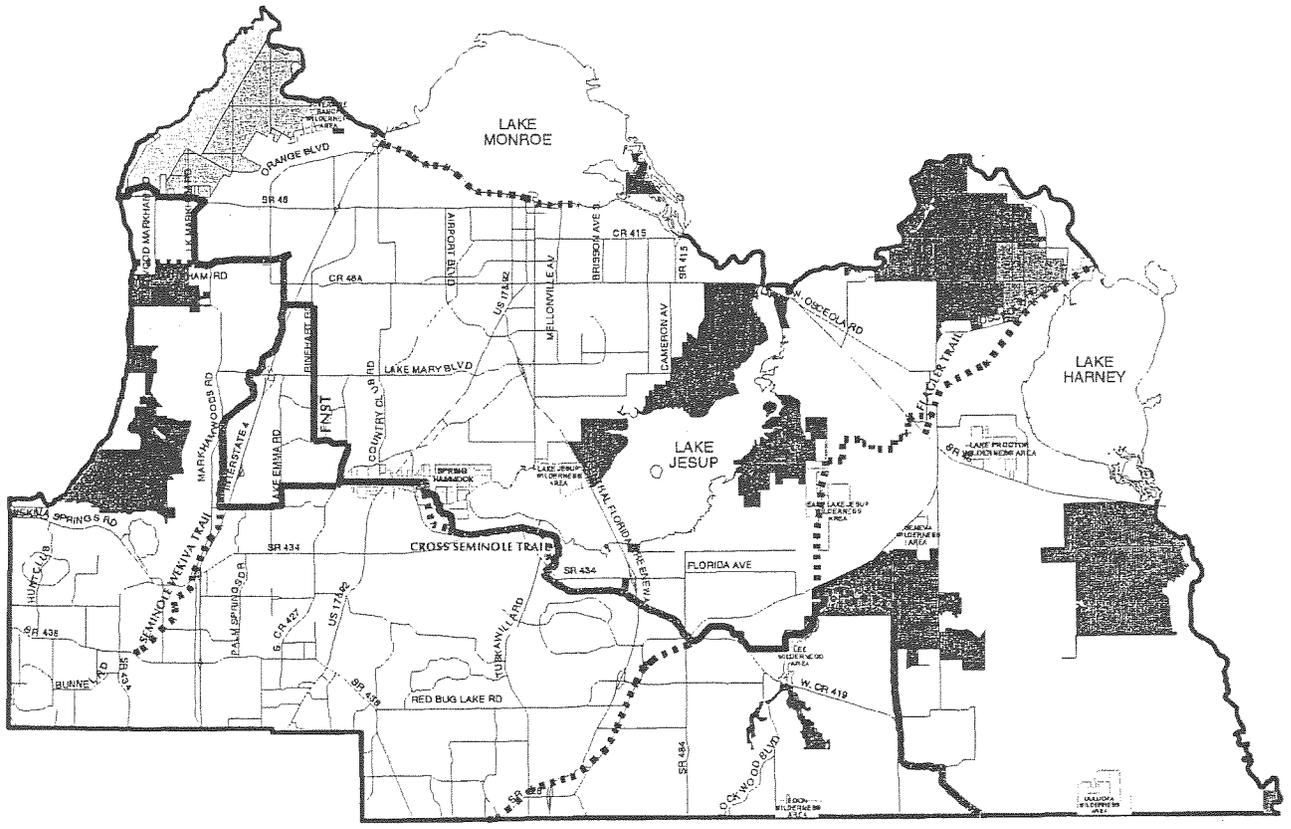






# Vision 2020 Comprehensive Plan Seminole County, Florida

## FLU Series - Conservation and Trails Corridors



### LEGEND



-  Florida National Scenic Trail
-  Showcase Trails
-  Natural Lands Properties
-  Landfill
-  Landfill Buffers
-  Yankee Lake
-  Public Lands
-  State Lands

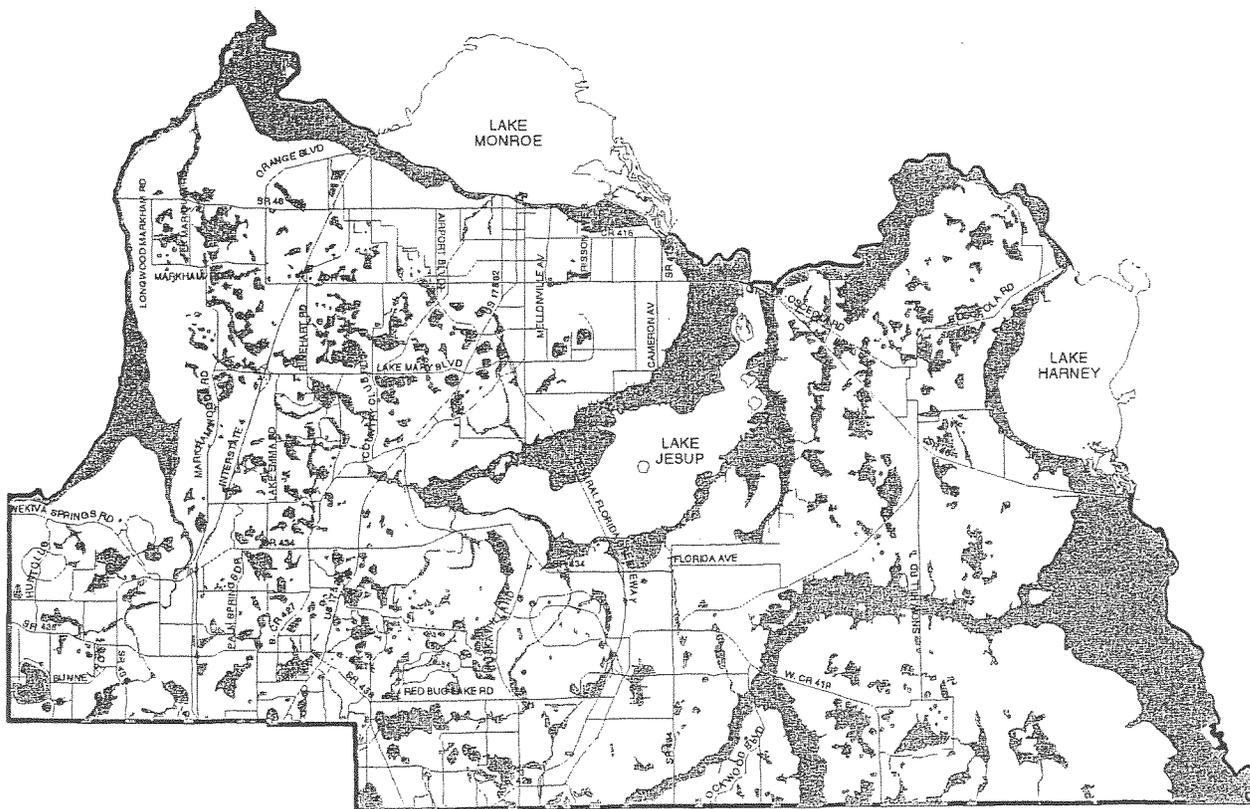






# Vision 2020 Comprehensive Plan Seminole County, Florida

## FLU Series – Flood Plains



### LEGEND



 Special Flood Hazard Areas Inundated by 100-Year Flood

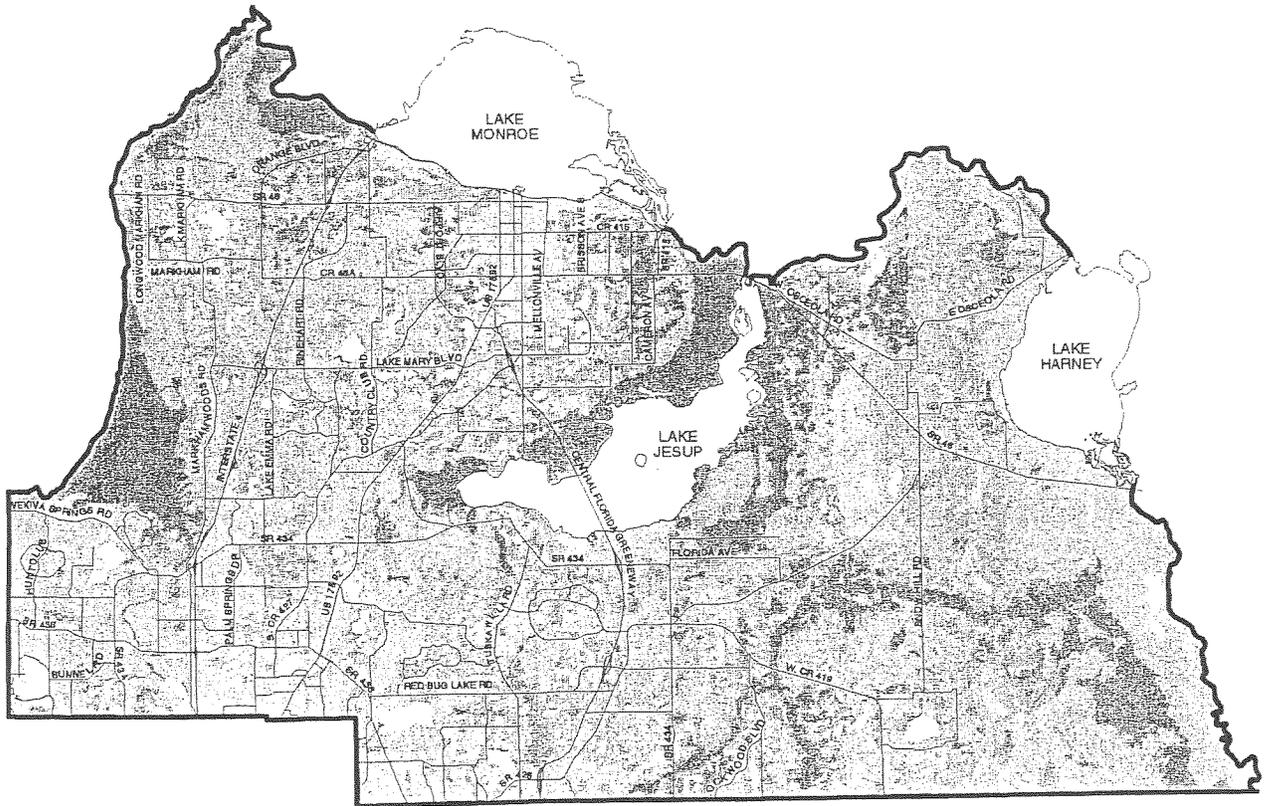






# Vision 2020 Comprehensive Plan Seminole County, Florida

## FLU Series - General Soils



### LEGEND



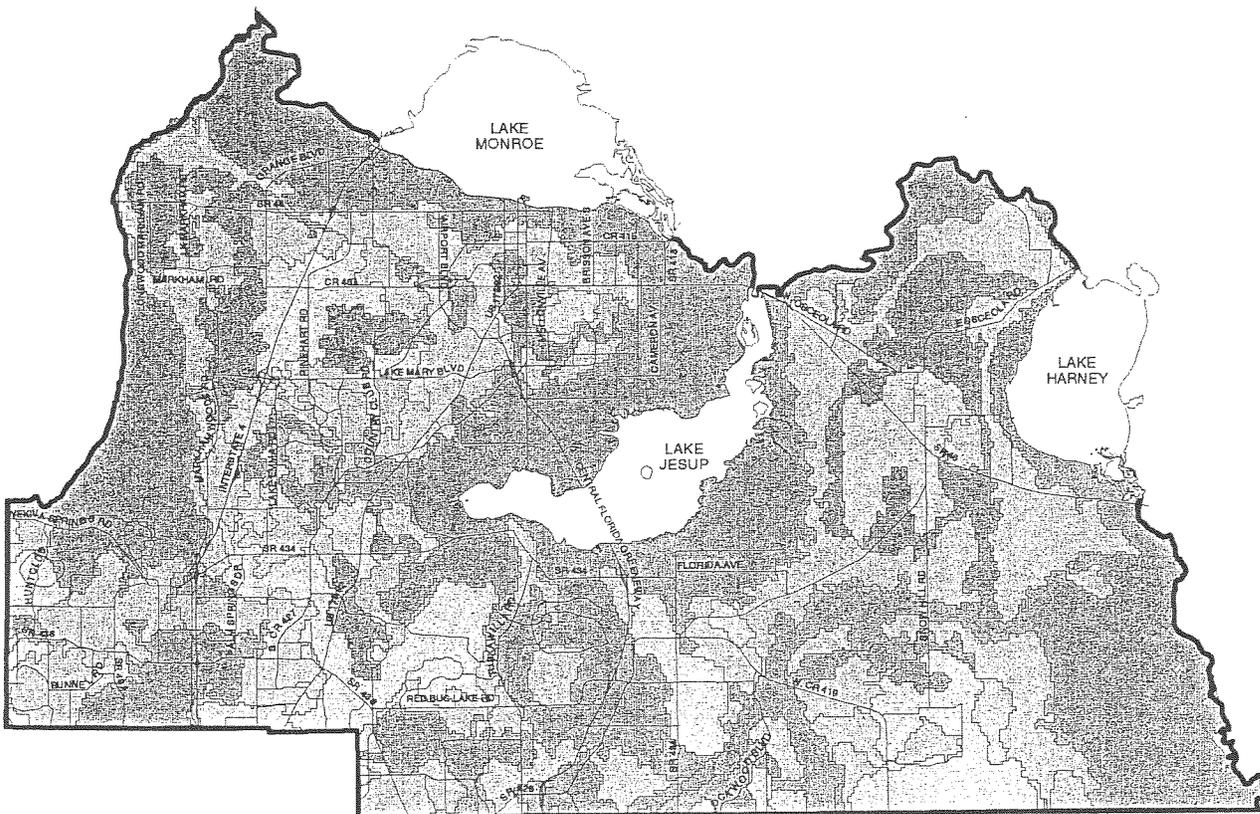
- BASINGER - SMRYNA - DELRAY - SAMSULA - HONTOON
- BRIGHTON-SAMSULA - SANIBEL
- FELDA - MANATEE - FLORIDIAN -HOLOPAW
- MYAKKA - NEAUGALLIE - IMMOKALEE
- NITTAW - OKEELANTA - BASINGER - CANOVA - TERRA CEIA
- PINEDA - IMMOKALEE- SEFFNER - ARENTS - ADAMSVILLE- SPARR
- POMPANO - NITTAW
- ST JOHNS - MALABAR - WABASSO - EAUFALLIE
- URBAND LAND - ASTATULA - APOPKA
- URBAND LAND - POMELLO - PAOLA - ST LUCIE
- URBAND LAND - TAVARES - MILLHOPPER





# Vision 2020 Comprehensive Plan Seminole County, Florida

## FLU Series - Recharge Areas



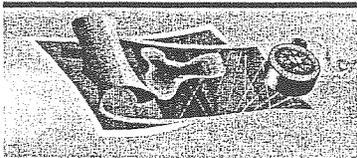
### LEGEND



#### Recharge

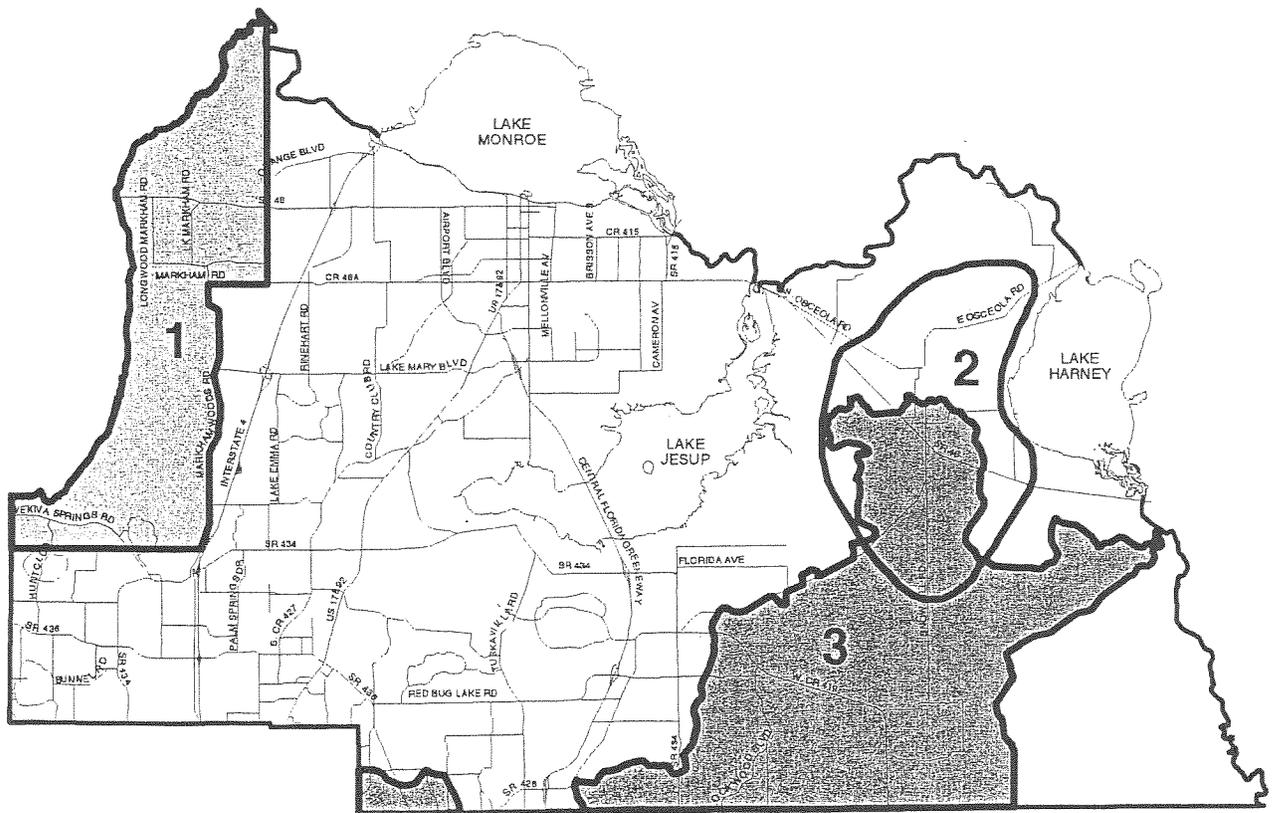
	0
	0-4
	4-8
	8-12
	12 or more





# Vision 2020 Comprehensive Plan Seminole County, Florida

## FLU Series - Resource Protection Areas



### LEGEND



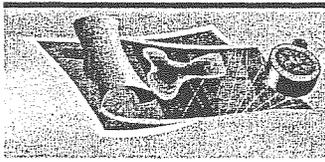
**1** = WEKIVA RIVER

**2** = GENEVA LENS

**3** = ECONLOCKHATCHEE RIVER

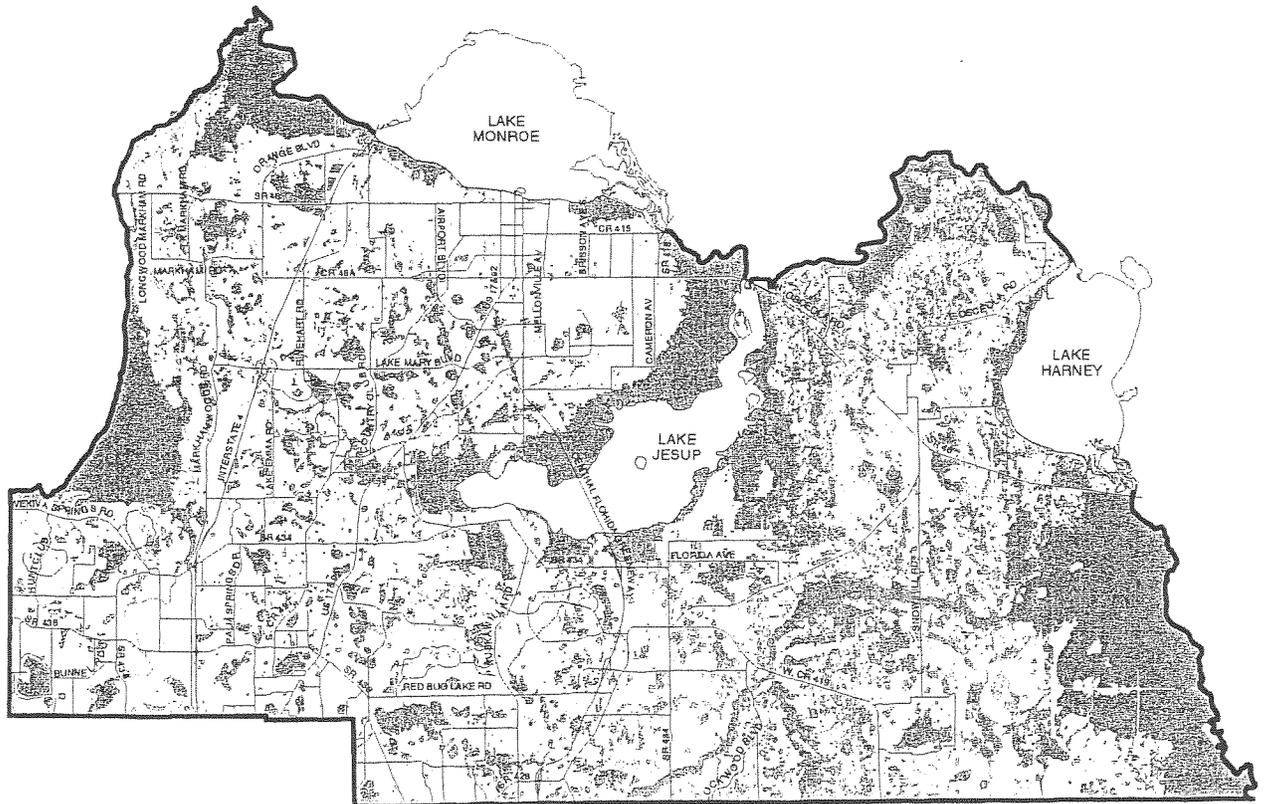
The Wekiva River has received State attention to ensure its protection and the Econlockhatchee River Basin is protected by County Ordinance.





# Vision 2020 Comprehensive Plan Seminole County, Florida

## FLU Series - Wetlands



### LEGEND

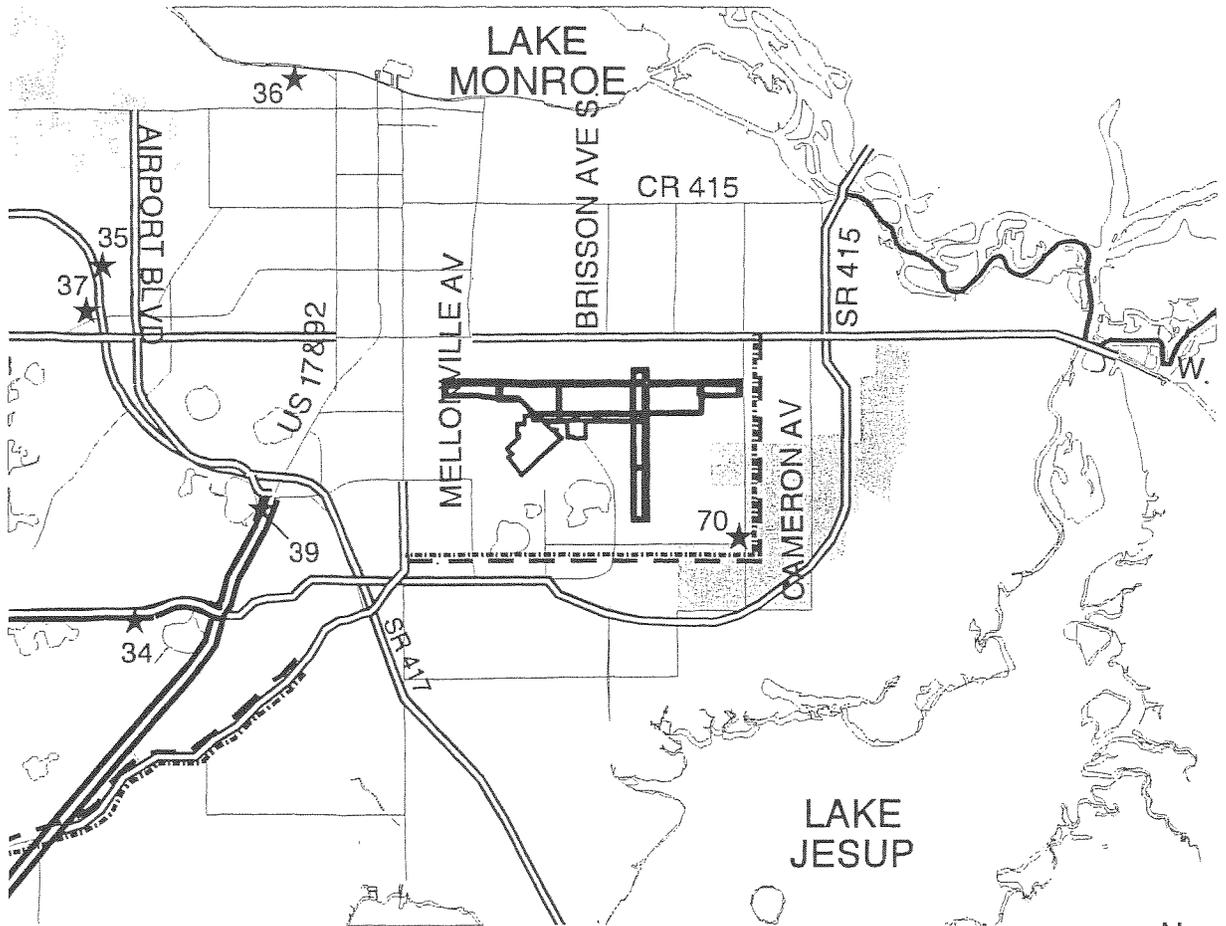
 Wetlands





# Vision 2020 Comprehensive Plan Seminole County, Florida

## HIP Airport Development Area



### LEGEND



#### ROAD IMPROVEMENTS

- 2-LANE ROAD
- 4-LANE ROAD
- 6-LANE ROAD
- UNFUNDED ROADS

- HIP - AIRPORT
- HIP - TI (Target Industry)

#### MAJOR UTILITY LINES

- MAIN WATER LINE
- MAIN SEWER LINE
- WATER FACILITIES

34, 35, 37 UTILITY INC. OF FLORIDA  
 36, 39 CITY OF SANFORD  
 70 FUTURE UTILITY LOCATION

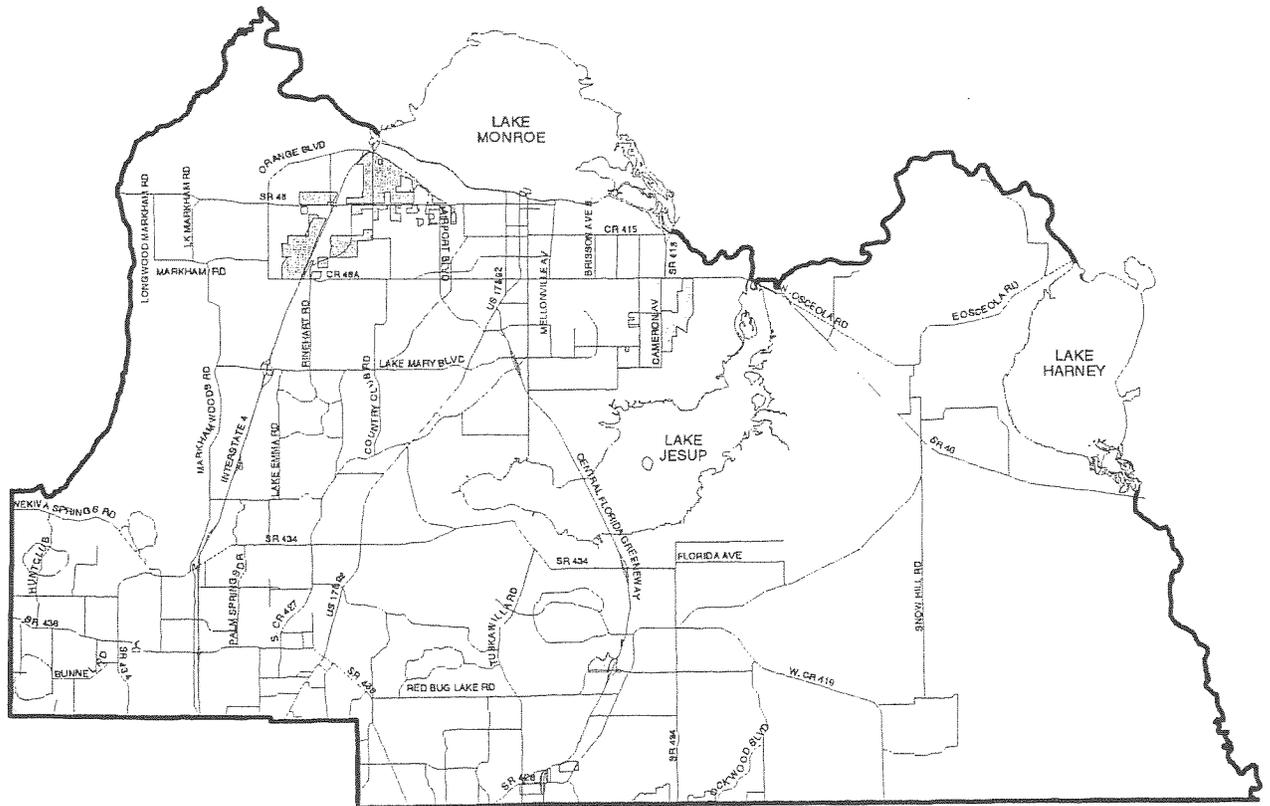
NOTES ON DRAINAGE:  
 MIDWAY BASIN STUDY AND IMPROVEMENTS 1992/1993  
 LAKE JESUP BASIN EVALUATION AND IMPROVEMENTS 2001/2002





# Vision 2020 Comprehensive Plan Seminole County, Florida

## HIP Areas



### LEGEND



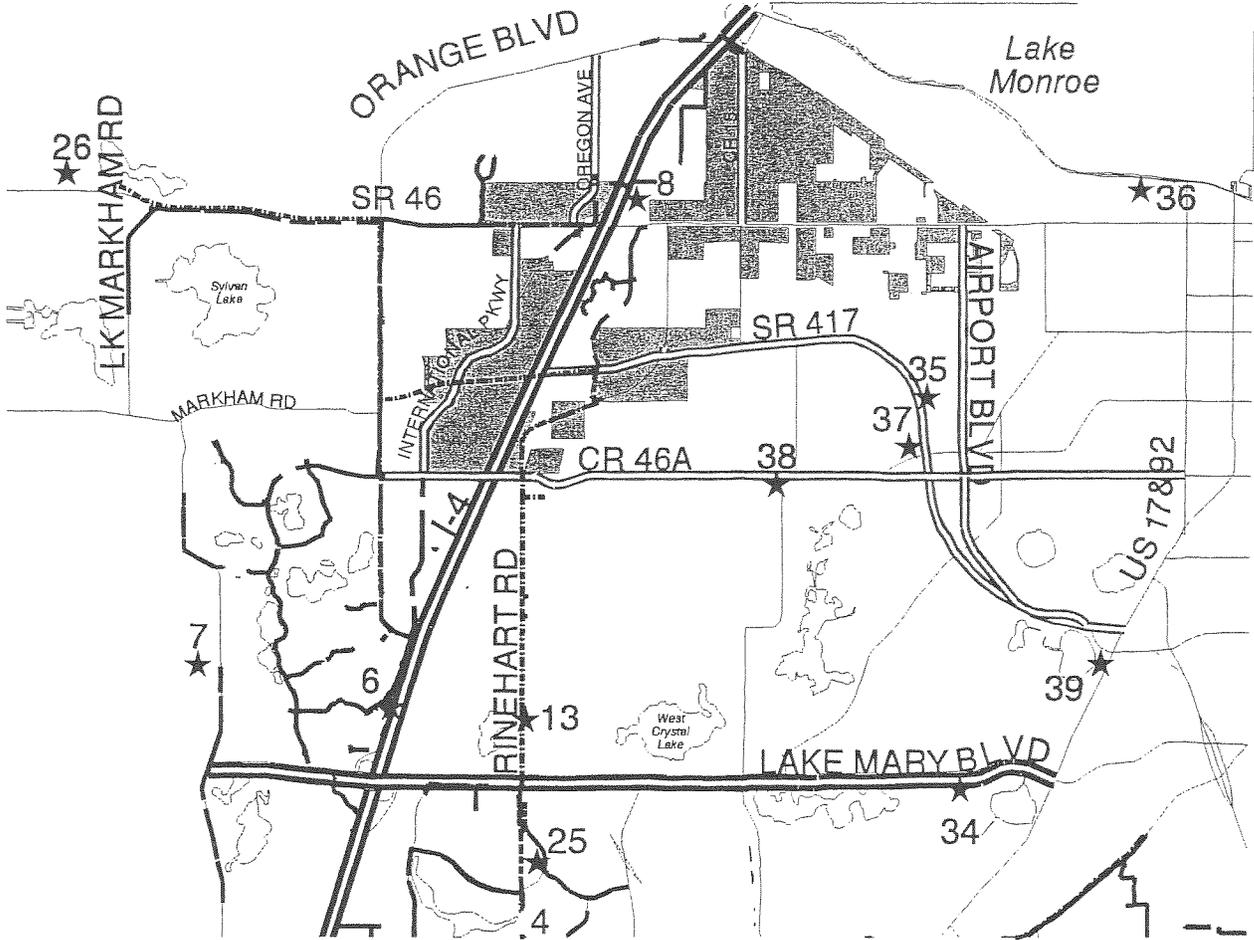
-  HIP - AIRPORT
-  HIP - TRANSITIONAL
-  HIP - TI (Target Industry)





# Vision 2020 Comprehensive Plan Seminole County, Florida

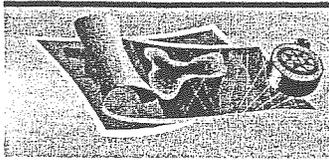
## HIP North I-4 Development Area



### LEGEND

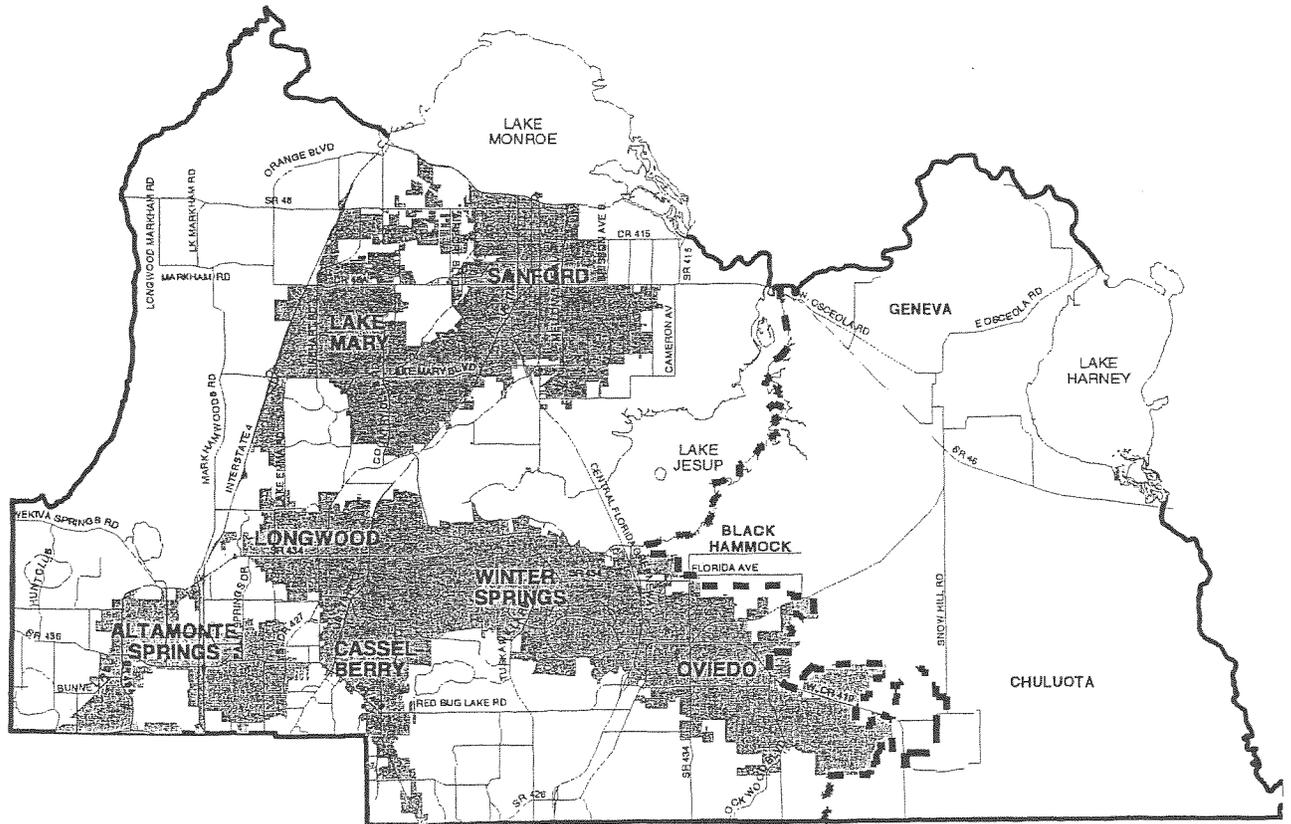
- |  |  |  |
|--|--|--|
| <b>ROAD IMPROVEMENTS</b>   |  HIP - TI (Target Industry) | <b>MAJOR UTILITY LINES</b>   |
|  2-LANE ROAD    |  |  MAIN WATER LINE  |
|  4-LANE ROAD    |  |  MAIN SEWER LINE  |
|  6-LANE ROAD    |  |  WATER FACILITIES |
|  UNFUNDED ROADS |  |  |
- NOTES ON DRAINAGE:**  
LAKE MONROE BASIN EVALUATION AND IMPROVEMENTS 2000/2001  
SOLDIER'S CREEK BASIN STUDY IMPROVEMENTS 1994/1995
- 6 HEATHROW  
7 HANOVER WOODS  
8 LAKE MONROE  
13 HARRY TERRY  
25 CANTEREBERRY  
26 YANKEE LAKE  
34, 35, 37 UTILITY INC. OF FLORIDA  
38, 39 CITY OF SANFORD





# Vision 2020 Comprehensive Plan Seminole County, Florida

## Urban/Rural Boundary



### LEGEND



-  Urban/Rural Boundary
-  Incorporated Area

