

In addition to the findings of the Evaluation and Appraisal Report (EAR) itself, amendments are needed to address findings of other studies accepted by the Board of County Commissioners during 2006. The studies include: US 17-92 CRA 2006 Corridor Strategy; Findings of the Seminole County Workforce Housing Task Force and the Seminole County 2006 Rural Character Plan. In addition, during 2007, Seminole County signed the compact to carry out the recommendations of the Central Florida Regional Growth Vision ("How Shall We Grow?"), which includes a commitment to amend local comprehensive plans as needed. Amendments are also needed to address the potential offered by the commuter rail.

The Planning and Zoning Commission has previously reviewed and commented on drafts of amended elements of the Comprehensive Plan at work sessions held on February 27th, March 5th, March 19th, April 2nd and April 16th. Changes to the text of all elements of the Comprehensive Plan except the Public School Facilities Element are recommended. Three amendments are also recommended to the Future Land Use Map.

Text Changes

The following has been attached to this agenda memo for each element:

1. A one-page Executive Summary highlighting recommended changes.
2. A table of Major Changes explaining which portions of text is recommended for change, why, and details of the change.
3. The draft element, with recommended changes shown in strike-through and underline format.

Text changes for each Element include updating of information and Exhibits; incorporation of relevant principles of the Central Florida Regional Growth Vision; and revised language that more clearly explains plan provisions. For some elements, such as Introduction, Implementation, Recreation and Open Space, and Sanitary Sewer, those were the basic recommendations.

For both the ***Future Land Use*** and ***Transportation*** Elements, recommendations included new policies to address the potential of commuter rail, and the reorganization of objectives and policies around the four key themes of the Central Florida Regional Growth Vision.

Major recommended text changes for the ***Future Land Use*** Element also include: creation of a "Neighborhood Protection" Issue [a Major Issue for the Evaluation and Appraisal Report (EAR)]; creation of the land use designation "Preservation/Managed Lands" for publicly owned natural lands; tightened standards for amending the urban/rural boundary and increased requirements for natural buffering along East Rural roadways; revisions to the "Mixed Development" land use designation to allow bonuses for green buildings and workforce housing; and creation of the "Environmentally

Sensitive Lands” Overlay for development review of private properties that may contain wetlands or flood prone areas.

Major recommended text changes for the **Transportation** Element also include: updating of the roadway analysis; identification of SeminoleWay employment centers; and identification of a Transportation Concurrency Exception Area (TCEA) along the US 17-92 corridor.

For the **Capital Improvements** Element, the major change was the removal of Levels of Service (LOS) and exhibits for the former Libraries and Public Safety Elements.

Major recommended text changes for the **Conservation** Element include: detailing the County’s existing Natural Lands Program and expanding the description of the County’s ongoing water conservation program; protecting natural water bodies from fertilizers, pesticides and herbicides and addressing the Total Maximum Daily Load requirements that limit pollutants; providing for Low Impact Development practices that restrict stormwater impacts; and incorporating objectives and policies from the Energy Element.

For the **Design** Element, major recommendations include: design standards for infill development and redevelopment to achieve compatibility with adjacent land uses while remaining viable economically; performance standards for compatibility that ensure effective and consistent application of regulations; preservation and protection of existing canopy trees; and incorporating principles of crime prevention through environmental design.

Major recommended text changes for the **Drainage** Element include updating issues and policies to address the new requirements for managing the quality of stormwater.

For the **Economic** Element, major recommendations include: addition to Issues and policies to identify SeminoleWay (State Road 417) as a new Economic Development Target Area; policy additions recognizing the Seminole County Enhancement District (SEED) Program and Brownfield Designations; and a new policy requiring large scale (regular) future land use map amendments to consider a countywide jobs-to-housing balance.

Major recommended text changes for the **Housing** Element include: a new Issue, Objective and policies addressing Workforce housing and a new policy addressing disposition of county owned property for affordable housing, as required by state law.

For the **Intergovernmental Coordination** Element, major recommendations include: integration of ongoing Public Safety intergovernmental coordination objectives and policies into the Element; addition of language describing current coordination strategies; addition of language supporting coordinated approaches to both the Total Maximum Daily Load surface water quality program requirements, and the landscaping and maintenance of public roadways; and removal of the duplication of objectives and policies from other Elements.

Major recommended text changes for the **Solid Waste** Element include: revising regulatory requirements for landfill disposal; updating the Level of Service; adding a new Exhibit demonstrating the basis for the level of service; and deleting former level of service table.

Administrative Future Land Use Map Changes

Mixed Development Future Land Use

The Future Land Use Designation of “Mixed Development” had been included in the Seminole County Comprehensive Plan since 1991, but no land had been designated for this land use. Findings of the Evaluation and Appraisal Report (EAR) recommended that the County amend the Future Land Use Map to establish Mixed Development areas where appropriate, in order to revitalize declining areas, discourage urban sprawl by attracting development away from rural areas, and make the most efficient use of the existing infrastructure. While the EAR was underway, the Seminole County Community Redevelopment Agency prepared a Corridor Strategy Plan to encourage redevelopment along portions of US 17-92. The Strategy and its Action Plan was approved by the Board of County Commissioners. A major finding of that Strategy was the need to designate lands within the corridor for mixed use development.

An administrative amendment to the Seminole County Comprehensive Plan Future Land Use Map is proposed to redesignate unincorporated properties within the US 17-92 corridor that are currently designated as “Commercial” future land use to “Mixed Development” future land use. The purposes of the amendment include: respond to findings of the EAR; implement the US 17-92 Corridor Strategy Plan and support the principles of the Central Florida Regional Growth Vision. The purpose of the Mixed Development land use designation is to: encourage and promote well-planned, suitable and appropriate mixed use developments with residential and nonresidential uses in close proximity to one another; encourage flexible and creative design; allow for a range of uses that are not currently allowed within the Commercial designation; and provide new opportunities for redevelopment within the US 17-92 corridor that will implement that Action Plan approved by the Board of County Commissioners in 2006. The site proposed for the Mixed Development land use designation is displayed in the Exhibit entitled “Seminole County Large Scale Administrative Future Land Use Amendment from “Commercial” (COM) to “Mixed Development” (MXD) (Z2008-17/08EAR.FLUM1)”.

Preservation/Managed Lands Future Land Use

Findings of the EAR included the need for a more accessible and understandable Comprehensive Plan. Since the approval of a voter referendum in 1990, Seminole County has operated a Natural Lands program to acquire and manage more than 6,600 acres of ecologically significant lands. Although the primary purposes of the Natural Land program included management, preservation and passive recreation, these lands were not given their own future land use designation. They have been designated as “Recreation” - a land use designation that also allows active recreational uses such as ball fields and stadiums.

In order to achieve greater a more understandable Comprehensive Plan, an administrative amendment to the Seminole County Comprehensive Plan Future Land Use Map is proposed to redesignate those managed natural lands currently designated as "Recreation" future land use to "Preservation/Managed Lands". The purposes of the amendment, in addition to achieving greater Plan clarity, include: providing a means of illustrating the results of the voter-approved referenda that enabled the purchases, and demonstrating Seminole County's existing commitment to the ongoing 'Green Print' process undertaken by the Congress of Regional Leaders as part of the Central Florida Regional Growth Vision. The sites proposed for the "Preservation/Managed Lands" land use designation is displayed in the Exhibit entitled "Seminole County Large Scale Administrative Future Land Use Amendment from "Recreation" (REC) to "Preservation/Managed Lands" (PML) (Z2008-18/08EAR.FLUM2)".

Environmentally Sensitive Lands Overlay

Findings of the EAR included the need for a more accessible and understandable Comprehensive Plan. The Vision 2020 Seminole County Comprehensive Plan had identified private lands that may contain wetlands and/or flood prone lands in two ways. The Conservation Element had identified a Conservation overlay for such lands, with the understanding that actual management of the private lands would be accomplished through the Development Review process. At that point, a landowner would contract with a surveyor to determine the actual location of the environmental features and the use of the site would include plans to protect or mitigate environmental features. The Land Development Code (LDC) also treated these properties as subject to an overlay district and its limitation.

The Future Land Use Element, however, identified 'Conservation' as a Future Land Use, rather than an overlay, even though Exhibit FLU *Future Land Use Designation and Allowable Zoning Classifications* stated that the exact boundary of the actual conservation area would be determined at the time of development order or permit approval. Since portions of a site that proved not to contain environmentally significant lands are permitted to develop according to the 'underlying land use', it appeared most logical to regard these private properties as subject to the limitations of an overlay where the environmental features were present.

The County shall continue to regulate development and preserve environmentally significant features through the use of the Environmentally Sensitive Lands Overlay and associated provisions of the Land Development Code (LDC) where soils, topography, wetlands, floodplains and other constraints exist. The Overlay shall identify flood prone lands with the use of the National Flood Insurance Program Information. Locations of major wetlands shall be defined by the St. Johns River Water Management District. The area formerly identified as "Conservation" future land use and now proposed to be included within the Environmentally Sensitive Lands Overlay is displayed in the Exhibit entitled "Seminole County Large Scale Administrative Future Land Use Amendment from "Conservation" (CON) to "Environmentally Sensitive Lands Overlay" (ESLO) (Z2008-19/08EAR.FLUM3)".

A copy of the Support Documents containing data and analysis is available in the Planning Division office for review by members of the Planning and Zoning Commission. The data and analysis are not required to be adopted as a part of the Comprehensive Plan, but must be submitted to the State Department of Community Affairs along with the amendments.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission, acting as the Land Planning Agency (LPA) move to recommend transmittal of the Evaluation and Appraisal Report (EAR)-based text and map amendments to the Seminole County Comprehensive Plan by the Board of County Commissioners of Seminole County to the State Department of Community Affairs (DCA)

Attachments:

Executive Summaries of Draft Changes to Elements

Major Change Tables

Elements

Large Scale Future Land Use Map Exhibits