

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Spring 2008 Cycle Large Scale Comprehensive Plan Amendment Ordinance

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

AUTHORIZED BY: Dori DeBord **CONTACT:** Ian Sikonia **EXT:** 7398

MOTION/RECOMMENDATION:

1. Enact an ordinance which adopts the Spring 2008 Cycle Large Scale Plan Amendments to the Seminole County Comprehensive Plan, and authorize the Chairman to execute the ordinance; or
2. Deny the attached ordinance; or
3. Continue this item to a date and time certain.

District 5 Brenda Carey

Ian Sikonia

BACKGROUND:

Part II, Chapter 163, Florida Statutes, allows two (2) large scale comprehensive plan amendment cycles per calendar year. The statute requires that all plan amendments within a single cycle be enacted by ordinance on the same day and forwarded as a single submittal to the Department of Community Affairs for a finding of compliance/noncompliance.

The attached ordinance includes all of the 2008 Spring Large Scale Plan Amendments which were adopted by the Board on June 10, 2008. These amendments are listed on page 3 of the attached ordinance.

STAFF RECOMMENDATION:

Staff recommends that the Board enact an ordinance which adopts the Spring 2008 Cycle Large Scale Plan Amendments to the Vision 2020 Seminole County Comprehensive Plan, and authorize the Chairman to execute the ordinance.

ATTACHMENTS:

1. Spring Cycle Large Scale Land Use Amendment Ordinance
2. Department of Community Affairs ORC Report

<p>Additionally Reviewed By:</p> <p><input checked="" type="checkbox"/> County Attorney Review (Kathleen Furey-Tran)</p>

ORDINANCE NO.

SEMINOLE COUNTY, FLORIDA

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTIES BY VIRTUE OF LARGE SCALE DEVELOPMENT AMENDMENTS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County (hereinafter referred to as the "Board") enacted Ordinance Number 91-13, adopting the 1991 Seminole County Comprehensive Plan, which was subsequently amended in accordance with State law; and

WHEREAS, the Board enacted Ordinance Number 2001-21, which renamed the 1991 Seminole County Comprehensive Plan to the "Vision 2020 Seminole County Comprehensive Plan" (hereinafter referred to as the "Plan"); and

WHEREAS, the Board has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to Large Scale Plan Amendments; and

WHEREAS, the Board has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Land Planning Agency held a public hearing with all required public notice for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendments set forth herein; and

WHEREAS, the Board held public hearings with all required public notice for the purposes of hearing and considering the recommendations and comments of the general public, the Land Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendments set forth herein; and

WHEREAS, the Board hereby finds that the Plan, as amended by this ordinance, is internally consistent with and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, and the State Comprehensive Plan, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, the Plan amendments set forth herein has been reviewed by all required State agencies and the Objectives, Recommendations and Comments Report prepared by the Department of Community Affairs has been considered by the Board; and

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

Section 1. Legislative Findings. The above recitals are true and correct in form and include legislative findings which are a material part of this Ordinance.

Section 2. Amendment To Future Land Use Map Designation. The Future Land Use Map of the Future Land Use Element of the Plan is hereby amended by changing the future land use designation assigned to the properties depicted therein and legally described in Exhibits A and B (attached hereto and incorporated herein by this reference) as noted in the following table:

Ord. Exh.	Name	Amendment Number	Land Use Change From - To	LPA Hearing Date	BCC Hearing Dates
A	Lake Forrest Large Scale Land Use Amendment and Rezone	08S-FLU02	Medium Density Residential (MDR) to High Density Residential (HDR) with a maximum of 417 dwelling units containing a maximum density of 16.5 dwelling units per net buildable acre	12/05/07	02/12/08 6/10/08
B	Silverleaf Park Large Scale Land Use Amendment and Rezone	08S-FLU01	Medium Density Residential (MDR) to High Density Residential (HDR) with a maximum of 303 dwelling units containing a maximum density of 16.5 dwelling units per net buildable acre	12/05/07	02/12/08 6/10/08

Section 3. Severability.

(a) The enactment of this Ordinance includes two (2) amendments to the Future Land Use Map.

(b) If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. Exclusion From County Code/Codification.

(a) It is the intent of this Board that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of or as a volume of the Land Development Code of Seminole County in accordance with prior directions given to the said Code codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. Effective Date.

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with State law.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Florida Department of State by the Clerk of the

Board of County Commissioners; provided, however, that the effective date of the Plan amendments set forth herein shall be twenty-two (22) days after the Florida Department of Community Affairs' publication of a notice of intent to find the Plan amendments in compliance, if no affected party challenges the Plan amendments, or, if an affected party challenges the Plan amendments, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendments is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders or development permits, if dependent upon an amendment, may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission adopting a resolution affirming its effective status, a copy of said resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 10th day of June 2008.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Brenda Carey, Chairman

Exhibit A

LAKE FOREST TRACT A

DESCRIPTION:

That part of Section 20, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Southwest corner of the East 1/2 of said Section 20; thence run N89°38'35"E along the South line of said East 1/2 for a distance of 25.00 feet to the East right-of-way line of Oregon Street; thence run N00°12'27"W along said East Right-of-way line for a distance of 1764.00 feet to the POINT OF BEGINNING; thence continue N00°12'27"W along said East right-of-way line for a distance of 235.41 feet to the South line of a Florida Department of Transportation Pond, as recorded in Official Records Book 3520, Page 535, of the Public Records of Seminole County, Florida; thence run N89°20'41"E along said South line for a distance of 259.29 feet to the Easterly line of said Pond; thence run N00°39'19"W along said Easterly line for a distance of 100.00 feet to the Westerly prolongation of the South line of Borrow Pit No. 2 (retention pond); thence run N89°20'41"E along said South line for a distance of 1278.52 feet to a point on a non-tangent curve concave Southeasterly and the Easterly line of said Borrow Pit No. 2 having a radius of 6179.65 feet and a chord bearing of N32°35'43"E; thence run Northeasterly along the arc of said curve through a central angle of 12°06'57" for a distance of 1306.77 feet to a point on a line lying 50.00 feet South of and parallel with the North line of the South 5/8 of the East 1/2 of said Section 20; thence run N89°16'23"E along said Parallel line for a distance of 315.14 feet to a point on the Westerly Right-of-way line of Interstate 4 (State Road 400), as recorded in Official Records Book 3520, Page 535, of said Public Records, being a point on a non-tangent curve concave Southeasterly having a radius of 5939.65 feet and a chord bearing of S32°47'00"W; thence run Southwesterly along said Westerly right-of-way line and the arc of said curve through a central angle of 15°36'44" for a distance of 1618.47 feet to the Northeasterly line of the 90' wide County M. M. Smith Canal Easement as recorded in Official Records Book 3513, Page 1546, of said Public Records; thence run N37°21'01"W along said Northeasterly line and said Westerly right-of-way line for a distance of 22.57 feet to a point on a non-tangent curve concave Southeasterly having a radius of 5959.65 feet and a chord bearing of S24°30'21"W; thence run Southwesterly along said Westerly right-of-way line and along the arc of said curve through a central angle of 01°08'41" for a distance of 119.07 feet to the point of tangency; thence run S24°00'12"W along said Westerly right-of-way line for a distance of 830.32 feet to the North line of lands described in Official Records Book 6087, Page 553, of said Public Records; thence run Westerly along said North line the following six (6) courses: N65°59'48"W, 52.16 feet; thence N22°33'35"W, 40.00 feet to a point on a non-tangent curve concave Northerly having a radius of 75.00 feet and a chord bearing of S86°18'13"W; thence Westerly along the arc of said curve through a central angle of 37°43'35" for a distance of 49.38 feet to the point of tangency; thence N74°50'00"W, 18.48 feet to the point of curvature of a curve concave Southerly having a radius of 525.00 feet and a chord bearing of N82°05'46"W; thence Westerly along the arc of said curve through a central angle of 14°31'32" for a distance of 133.10 feet to a point on a non-tangent line and to the East line of lands described in Official Records Book 6087, Page 561, of said Public Records; thence run Northerly and Westerly along the East and North lines of said lands the following nine (9) courses: N24°00'09"E, 203.97 feet; thence N24°28'59"E, 20.06 feet; thence N23°57'19"E, 199.83 feet; thence N27°29'16"E, 31.73 feet; thence N32°53'50"E, 199.83 feet; thence N67°55'48"W, 40.26 feet; thence S89°50'35"W, 1090.62 feet; thence N00°00'00"E, 76.10 feet; thence N90°00'00"W, 185.95 feet to the POINT OF BEGINNING.

Containing 26.803 acres more or less and being subject to any rights-of-way restrictions and easements of record.

Exhibit B

Silverleaf Park

Legal Description

THAT PART OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ½ OF SAID SECTION 20; THENCE RUN N89°38'35"E ALONG THE SOUTH LINE OF SAID EAST ½ FOR A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH OREGON STREET; THENCE RUN N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 690.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 402.01 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 1009.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°10'00" FOR A DISTANCE OF 138.97 FEET TO THE POINT OF TANGENCY, THENCE RUN S74°50'00"E FOR A DISTANCE OF 18.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING OF N86°18'13"E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°43'35" FOR A DISTANCE OF 49.38 FEET TO A RADIAL LINE; THENCE RUN S22°33'35"E ALONG SAID RADIAL LINE FOR A DISTANCE OF 40.00 FEET; THENCE RUN S65°59'48"E FOR A DISTANCE OF 52.16 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3520, PAGE 535 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S24°00'12"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 525.08 FEET; THENCE RUN S89°38'22"W FOR A DISTANCE OF 243.58 FEET; THENCE RUN N00°21'38"W FOR A DISTANCE OF 157.35 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 816.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.098 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORDS.

TOGETHER WITH THOSE CERTAIN STORMWATER DRAINAGE EASEMENT RIGHTS INURING TO THE BENEFIT OF THE AFOREDESCRIBED PARCEL PURSUANT TO THAT CERTAIN NW 46 DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 22, 1998 AT OFFICIAL RECORDS BOOK 3520, PAGE 588, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS THEREAFTER AMENDED.

AND

THAT PART OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ½ OF SAID SECTION 20; THENCE RUN N00°12'27"W ALONG SAID WEST LINE OF THE EAST ½ OF SECTION 20 FOR A DISTANCE OF 1092.71 FEET; THENCE N89°47'33"E FOR A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH OREGON STREET, THE POINT OF BEGINNING; THENCE RUN N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 671.36 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 185.95 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 76.10 FEET; THENCE RUN N89°50'35"E FOR A DISTANCE OF 1090.62 FEET; THENCE RUN S67°55'48"E FOR A DISTANCE OF 40.26 FEET; THENCE RUN S32°53'50"W FOR A DISTANCE OF 199.83 FEET; THENCE RUN S27°29'16"W FOR A DISTANCE OF 31.73 FEET; THENCE RUN S23°57'19"W FOR A DISTANCE OF 199.83 FEET; THENCE RUN S24°28'59"W FOR A DISTANCE OF 20.06 FEET; THENCE RUN S24°00'09"W FOR A DISTANCE OF 204.23 FEET; THENCE N89°59'06"W FOR A DISTANCE OF 1015.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.15 ACRES, MORE OR LESS



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

MEMORANDUM

TO: **Jim Quinn, DEP**
Susan Harp, DOS
Susan Sadighi, FDOT 5
Phil Laurien, East Central Florida RPC
Jeff Cole, St Johns River WMD
Wendy Evans, AG
Mary Ann Poole, FWC

Date: May 5, 2008

Subject: Proposed Comprehensive Plan Amendment Review Objections,
Recommendations and Comments Reports

Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):

Seminole Co 08-1

These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.

If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.

RE/lp

Enclosure

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100

Phone: 850-488-8466 Fax: 850-921-0781 Website: www.dca.state.fl.us

COMMUNITY PLANNING

Phone: 850-488-2356 Fax: 850-488-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE

Phone: 305-289-2402 Fax: 305-289-2442

HOUSING AND COMMUNITY DEVELOPMENT

Phone: 850-488-7956 Fax: 850-922-5623



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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CHARLIE CRIST
Governor

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Secretary

May 5, 2008

The Honorable Brenda Carey, Chairman
Seminole County Board of County Commissioners
1101 East First Street
Sanford, Florida 32771-1468

Re: Objections, Recommendations, and Comments for Seminole County Comprehensive Plan Amendment 08-1

Dear Chairman Carey:

The Department has completed its review of the proposed Comprehensive Plan Amendment for Seminole County (DCA 08-1), which was received on March 6, 2008. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review and their comments are enclosed. Within the next 60 days, the County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, our report outlines procedures for final adoption and transmittal.

The County has proposed two Future Land Use Map amendments to the County's Comprehensive Plan. The Department has reviewed the proposed amendment for consistency with Rule 9J-5, Florida Administrative Code (F.A.C.), Chapter 163, Part II, Florida Statutes (F.S.), and the adopted Seminole County Comprehensive Plan. The Department raises no objections to the proposed amendment and this letter serves as the Department's Objections, Recommendations, and Comments Report.

If you, or your staff, have any questions, please call Anthony Rodriguez, Planner, at (850) 922-1760.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/arr

cc: Mr. Ian Sikonia, Senior Planner, Seminole County Planning Division
Mr. Phil Laurien, Executive Director, East Central Florida Regional Planning Council

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100
Phone: 850-488-8466 Fax: 850-921-0781 Website: www.dca.state.fl.us

COMMUNITY PLANNING
Phone: 850-438-2356 Fax: 850-488-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE
Phone: 305-289-2402 Fax: 305-289-2442

HOUSING AND COMMUNITY DEVELOPMENT
Phone: 850-438-7966 Fax: 850-922-5623

TRANSMITTAL PROCEDURES

Upon receipt of this report, the County has 60 days in which to adopt, adopt with changes, or determine that the County will not adopt the proposed amendment. The process for adoption of local comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code.

Within ten working days of the date of adoption, the County must submit the following to the Department:

Three copies of the adopted comprehensive plan amendment;

A copy of the adoption ordinance;

A listing of additional changes not previously reviewed;

A listing of findings by the local governing body, if any, which were not included in the ordinance; and

A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendment, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to Phil Laurien, AICP, Executive Director of the East Central Florida Regional Planning Council.

Please be advised that Section 163.3184(8)(c), Florida Statutes, requires the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. **Please provide these required names and addresses to the Department when you transmit your adopted amendment package for compliance review. In the event no names, addresses are provided, please provide this information as well.** For efficiency, we encourage that the information sheet be provided in electronic format.



6 JS
3/26/08

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 24, 2008

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Historic Preservation Review of the Seminole County (08-1) Comprehensive Plan Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources have been given sufficient consideration in the request to amend the Seminole County Comprehensive Plan.

We reviewed two proposed amendments to the Future Land Use Map to consider the potential effects of these actions on historic resources. While our cursory review suggests that the proposed changes may have no adverse effects on historic resources, it is the county's responsibility to ensure that the proposed revisions will not have an adverse effect on significant archaeological or historic resources in Seminole County.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

Frederick P. Gaske, Director

xc: Mr. James Stansbury

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245-6300 • FAX: 245-6436

Archaeological Research
(850) 245-6444 • FAX: 245-6452

Historic Preservation
(850) 245-6333 • FAX: 245-6437

Historical Museums
(850) 245-6400 • FAX: 245-6433

South Regional Office
(850) 316-2115 • FAX: 316-2119

North Regional Office
(850) 245-6415 • FAX: 245-6435

Central Regional Office
(813) 777-3813 • FAX: 777-2310



St. Johns River

Water Management District

10000 Highway 17, Suite 100, Palmdale, FL 32909

407-329-4311 • 800-833-1103 • FAX 407-329-4312 • WWW.SJRWMD.COM
"The importance of water is often forgotten."

6 JS
4/14/05

10000 Highway 17, Suite 100
Palmdale, FL 32909
Department of Community Services
2555 Stadium Oaks Boulevard
Tallahassee, FL 32309-2100

Re: Seminole County Proposed Comprehensive Plan Amendment
DCA Amendment #08-1

Dear Mr. Tubanks:

St. Johns River Water Management District (District) planning staff have reviewed the above-referenced proposed comprehensive plan amendment. The plan amendment submittal package contains two changes to the future land use map. District staff review focuses on water supply availability and related water resource issues in an effort to link land use planning and water supply planning. In the review of water supply availability, District staff consider infrastructure, permitted allocation under consumptive use permit (CUP), and source. District staff comments are provided below.

Proposed land use change Z2007-61 (Silverleaf Park) will result in a decrease in net potable water demand based on the proposed development order that will limit the maximum development to 303 dwelling units or 20 units per net developable acre, whichever is less. The District recommends that the County adopt a comprehensive plan policy limiting development potential of the subject property to a maximum of 303 dwelling units or 20 units per net developable acre, whichever is less.

Proposed land use change Z2007-65 (Lake Forrest) will result in a minimal increase in net potable water demand based on the proposed development order that states the maximum allowable development density shall not exceed 16.5 dwelling units per net buildable acre, up to a maximum of 417 dwelling units. The District recommends that the County adopt a comprehensive plan policy limiting development potential of the subject property to a maximum of 417 dwelling units.

We appreciate the opportunity to provide comments. If you have any questions or need additional information, please contact District Policy Analyst Peter Brown at (386) 329-4311 or pbrown@sjrwmd.com.

GOVERNING BOARD

- | | | | |
|-------------------------------|-----------------------------------|---------------------------------|------------------------------|
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Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

AR

Charlie Carr
Director

Patricia Hines
Assistant Director

John G. ...
...

April 4, 2008

655
4/4/08

Mr. D. Ray Eubanks
Bureau of Local Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Seminole County 08-1, Comprehensive Plan Amendment ORC Review

Dear Mr. Eubanks:

On behalf of the Department of Environmental Protection, the Office of Intergovernmental Programs has reviewed the proposed comprehensive plan amendment in accordance with the provisions of Chapter 163, *Florida Statutes*. As required by law, the scope of our comments and recommendations is limited to the environmental suitability of the proposed changes in light of the Department's regulatory and proprietary responsibilities. Based on our review of the proposed amendment, the Department has found no provision that requires comment, recommendation or objection under the laws that form the basis of the Department's jurisdiction and authority. If the amendment pertains to changes in the future land use map or supporting text, please be advised that at such time as specific lands are proposed for development, the Department will review the proposal to ensure compliance with environmental rules and regulations in effect at the time such action is proposed.

Thank you for the opportunity to comment on this proposal. If I may be of further assistance, please call me at (850)245-2172.

Sincerely,

Suzanne E. Ray

Suzanne E. Ray, AICP
Office of Intergovernmental Programs

/ser



East Central Florida Regional Planning Council

631 North Wymore Road, Suite 100 • Maitland, FL 32751
Phone 407.623.1075 • Fax 407.623.1084 • www.ecfrpc.org

Philip Laurien, AICP
Executive Director

MEMORANDUM

To: D. Ray Eubanks, FDCA Community Program Administrator
James Stansbury, FDCA Regional Planning Administrator

From: Phil Laurien, AICP, Executive Director

Date: April 3, 2008

Subject: Comprehensive Plan Amendment Review

Local Government: Seminole County
Local Amendment #: 08-1
DCA Amendment #: Seminole County 08-1

655
4/4/08

Council staff has completed a technical review of Seminole County's first proposed Large Scale Comprehensive Plan Amendment for 2008. The amendment consists of two changes to the Future Land Use Map. Staff comments are indicated below in *italics*.

The review was conducted in accordance with the provisions of the East Central Florida Regional Planning Council's current contract with the Florida Department of Community Affairs for Plan and Plan Amendment Reviews.

We have not identified any significant or adverse effects on regional resources or facilities, nor have any extra-jurisdictional impacts been identified that would adversely affect the ability of neighboring jurisdictions to implement their comprehensive plans.

The East Central Florida Regional Planning Council is available to assist in the resolution of any issues that may arise in the course of your review. If you should have any questions, please contact Andrew Landis at andrew@ecfrpc.org or by phone at (407) 623-1075 ext. 310. Thank you.

Local Government Contact: Ian Sikonia

AML

Executive Committee

Chair Teresa Jacobs Commissioner Orange County	Vice Chair Malcolm McLouth Governor's Appointee Brevard County	Treasurer Mary Martin Vice Mayor of Port Orange Volusia County League of Cities	Secretary Atlee Mercer Property Appraiser Osceola County	Former Chair Jon B. Rawlson Governor's Appointee Orange County
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Serving Brevard, Lake, Orange, Osceola, Seminole and Volusia Counties.



Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

Commercial Systems Development
1333 South Shumard Avenue, Suite 100
Tallahassee, FL 32307-4000

STEPHEN C. KOPELCO, SOS
SECRETARY

6 JS
4/25/08
AR

April 24, 2008

Mr. Ray Eubanks, Community Program Administrator
Department of Community Affairs, State of Florida
Plan Review & DRI Processing Section
2555 Shumard Oaks Boulevard
Tallahassee, FL 32399-2100

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENTS
LOCAL GOVERNMENT: SEMINOLE
DCA #: 08-1

Dear Mr. Eubanks:

The Department of Transportation has completed its revised review of the above proposed comprehensive plan amendments as requested in correspondence from Anthony Rodriguez dated April 22, 2008, where he forwarded maps which clarified the maximum allowable densities on the proposed amendment sites. Our revised review is attached.

If you have any questions, please contact Judy Pizzo, Systems Planner, at 407-482-7880 or by e-mail at judy.pizzo@dot.state.fl.us.

Sincerely,

Jon V. Weiss, P.E.
Growth Management Supervisor

jp
attachment

cc: Alison Stettner, Seminole County
Jerry McCollum, Seminole County
Phil Laurien, ECFRPC
Rob Magee, FDOT
James Stansbury, DCA

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: Seminole County

DCA Amendment #: 08-1

Date of DCA's Request Memo: N/A

Review Comments Deadline: N/A

Today's Date: 04/23/08

GENERAL BACKGROUND INFORMATION

Seminole County has submitted two Future Land Use Map (FLUM) amendments.

For each FLUM amendment, FDOT evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted. (Trip generation potential reflects the maximum amount of development that could occur on the property.) The pertinent FLUM designations are as follows:

- *Medium Density Residential.* Allows a maximum of 10 du per acre.
- *High Density Residential.* Allows greater than 10 du per acre.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: Seminole County

DCA Amendment #: 08-1

Date of DCA's Request Memo: N/A

Review Comments Deadline: N/A

Today's Date: 04/23/08

FLUM AMENDMENT 1 (SILVERLEAF PARK)

ELEMENTS: Future Land Use Element

RULE REFERENCE: Chapter 163.3177, F.S., Required and optional elements
 Chapter 163.3184, F.S., Process for adoption
 Chapter 9J-5, F.A.C., MINIMUM CRITERIA FOR REVIEW
 Chapter 9J-11, F.A.C., SUBMITTAL AND REVIEW

BACKGROUND

This amendment affects 28.25± acres located on the east side of Oregon Street, approximately 0.5 miles north of SR 46. The property is situated between Oregon Street and I-4.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	P.M. Peak Hour Trips
				Acres	Allowed Development		
Adopted	Medium Density Residential	10 du/acre	220	28.25	283 units	1,876	175
Proposed	High Density Residential	303 du*	220	28.25	303 units*	1,971	184
Change in Trips						+95	+9

*Based on maps provided by DCA on April 22, 2008

REVIEW COMMENTS

The amendment results in a negligible increase in trips. Therefore, FDOT has no comments on this amendment.

RECOMMENDATIONS

FDOT has no recommendations for this amendment.

FDOT encourages the County to establish a maximum allowed intensity for High Density Residential in the Future Land Use Element per 9J-5.005(06), F.A.C.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: Seminole County

DCA Amendment #: 08-1

Date of DCA's Request Memo: N/A

Review Comments Deadline: N/A

Today's Date: 04/23/08

FLUM AMENDMENT 2 (LAKE FORREST)

ELEMENTS: Future Land Use Element

RULE REFERENCE: Chapter 163.3177, F.S., Required and optional elements
 Chapter 163.3184, F.S., Process for adoption
 Chapter 9J-5, F.A.C., MINIMUM CRITERIA FOR REVIEW
 Chapter 9J-11, F.A.C., SUBMITTAL AND REVIEW

BACKGROUND

This amendment affects 26.8± acres located on the east side of Oregon Street, approximately 0.5 miles north of SR 46. The property is situated between Oregon Street and I-4.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	P.M. Peak Hour Trips
				Acres	Allowed Development		
Adopted	Medium Density Residential	10 du/acre	220	26.8	268 units	1,777	166
Proposed	High Density Residential	417 du*	220	26.8	417 units*	2,657	247
Change in Trips						+880	+81

*Based on maps provided by DCA on April 22, 2008

The State roadway segments located within two miles of the parcel are shown in the table below.

REVIEW COMMENTS

Based on FDOT data, segments of State roadways within the vicinity of the site currently operate unacceptably and/or are projected to operate unacceptably under background conditions. However, the amendment does not appear to significantly impact these State roadways, so FDOT has no comments on the amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: Seminole County

DCA Amendment #: 03-1

Date of DCA's Request Memo: N/A

Review Comments Deadline: N/A

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State Roadway Segments Affected by FLUM Amendment

Roadway	Segment	FIHS or SIS?	2008				2013				2016			
			LOS Standard	Service Volume at LOS Standard	AADT	Acceptable?	LOS Standard	Service Volume at LOS Standard	AADT	Acceptable?	LOS Standard	Service Volume at LOS Standard	AADT	Acceptable?
SR 46	Lake Co to Orange Blvd	N	D	16,400	23,800	N	D	16,400	28,100	N	D	16,400	30,800	N
	Orange Blvd to Int'l Pkwy	N	D	32,700	30,000	Y	D	32,700	39,900	N	D	32,700	45,900	N
	Int'l Pkwy to I-4	N	D	32,700	31,700	Y	D	32,700	41,000	N	D	32,700	48,600	N
	I-4 to Rinehart Rd	Y	D	49,200	39,700	Y	D	49,200	47,700	Y	D	49,200	52,500	N
	Rinehart Rd to Upsala Rd	Y	D	49,200	33,900	Y	D	49,200	41,000	Y	D	49,200	45,300	Y
	Upsala Rd to Airport Blvd	Y	D	35,700	33,300	Y	D	35,700	39,100	N	D	35,700	42,500	N
	Airport Blvd to Pesimmon Ave	Y	D	35,700	23,000	Y	D	35,700	25,400	Y	D	35,700	26,800	Y
	Pesimmon Ave to US 17-92	N	D	35,700	20,900	Y	D	35,700	24,000	Y	D	35,700	25,800	Y
US 17-92	0.051 mi E of Seminole Blvd to Realignment	N	D	17,220	12,500	Y	D	17,220	13,200	Y	D	17,220	13,500	Y
	I-4 to Volusia Co	Y	D	35,700	24,600	Y	D	35,700	28,600	Y	D	35,700	30,900	Y
I-4	SR 46 to Volusia Co	Y	D	140,200	118,100	Y	D	140,200	133,400	Y	D	140,200	142,600	N

NOTE: The information in this table is from FDOT's LOS_ALL spreadsheet, which is a planning-level analysis tool.

RECOMMENDATIONS

FDOT has no recommendations for this amendment.

FDOT encourages the County to establish a maximum allowed intensity for High Density Residential in the Future Land Use Element per 9J-5.005(06), F.A.C.

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