

Summary Information

Natural Lands Corrective Small Scale Land Use Amendment		
APPLICANT	Rick Durr / Seminole County Leisure Services	
PROPERTY OWNER(S)	Seminole County BCC	
REQUEST	R-5 (Rural-5) and LDR (Low Density Residential) to PML (Preservation / Managed Lands)	
PROPERTY SIZE	8.92 acres	
PROPERTY LOCATION	Northeast intersection of E. Osceola Rd. and Osceola Fish Camp Rd; and West of Spring Ave. at Lake St.	
PROPERTY TAX ID	36-19-32-3AD-0150-0000 32-20-31-503-0200-001A 32-20-31-503-0200-0040	
AMENDMENT NUMBER	09.20SS.04	
COMMISSION DISTRICT	2-Zembower	
HEARING DATE(S)	LPA: December 2, 2020	BCC: January 26, 2021
EXISTING USE OF SUBJECT PROPERTY	County Park / Vacant	
EXISTING ZONING OF SUBJECT PROPERTY	PLI and R-1 / A-5	

FUTURE LAND USE ELEMENT AMENDMENT REVIEW CRITERIA

The Future Land Use Element of the Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility analysis. These criteria include:

- A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.**

Staff Findings

Two of the subject parcels constitute Overlook Park, an existing County facility surrounded by a residential area. The third parcel, located on the east side of Osceola Road, adjoins existing PML (Lake Harney Wilderness Area) and Rural-5 designations. In both cases, the character of the surrounding area is stable and will not be affected by the proposed change in land use designation.

- B. Whether public facilities and services can be available concurrent with the impacts of development at adopted levels of service, or whether approval of the proposal would create internal inconsistency within the Seminole County Comprehensive Plan by impacting adopted levels of service or other related Goals, Objectives and Policies, particularly those addressing capital improvement programs and fiscal feasibility.**

Maximum permitted development under the proposed PML land use designation is

0.10 FAR, equating to 38,855 square feet of nonresidential floor area. However, given the passive nature of the existing park and wilderness uses, this degree of development is unlikely. It should also be noted that supporting facilities such as staff offices or restrooms are allowable under the existing LDR and R-5 designations; therefore the proposed amendment to PML will have no impacts on public facility demand.

C. Whether the site will be able to comply with flood prone regulations, wetland regulations (if subject property is located within the Environmentally Sensitive Lands Overlay), and all other adopted development policies and regulations.

Staff Findings

Both locations include areas of floodplain and/or wetlands. However, these conditions are consistent with existing park and wilderness area uses. Any environmental issues that may arise from specific development plans will be addressed through existing regulations and review processes.

D. Whether the proposal adheres to other special provisions of law and the Seminole County Comprehensive Plan (e.g., the Wekiva River Protection Act, Seminole County Urban/Rural boundary, etc.).

Staff Findings

The Lake Harney Wilderness parcel is located within the East Rural Area and is consistent with rural uses and densities.

E. Whether the proposed Future Land Use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.

Staff Findings

The purpose of the proposed amendment is to bring three County-owned parcels into an appropriate future land use designation consistent with their existing uses related to parks and wilderness preservation. Two of the parcels are the location of Overlook Park, a facility now designated Low Density Residential (LDR) and serving a residential area on the south shore of Lake Jesup west of the SR 417 bridge. The third parcel, currently designated Rural-5, is situated on the east side of Osceola Road and is a part of the Lake Harney Wilderness Area. In both cases, the proposed amendment is compatible with existing surrounding development and future land use designations.

F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:

1. A range of obtainable housing opportunities and choices, including affordable or workforce housing;
2. Economic development (enabling higher paying jobs);
3. Reduction in transportation impacts on areawide roads;
4. Mass transit and a variety of transportation choices; and
5. Whether the proposed Future Land Use designation is consistent with other applicable Seminole County Comprehensive Plan Goals, Objectives and Policies,

and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Staff Findings

The proposal would support several relevant policies of the Comprehensive Plan, including but not limited to the following:

- **Policy FLU 1.5 Natural/Environmental Lands Acquisition and Management Program**

The County shall continue to manage the more than 6,500 acres of Natural Lands acquired through the 1990 Natural Lands Bond Referendum and November 2000 Natural Lands – Completing the Connection Bond Referendum for the acquisition of significant natural habitats, open space areas and greenways. These environmental assets, which include seven Wilderness Areas and One Preserve, are open to the public for environmental education and passive recreation. The lands were designated as “Preservation/Managed Lands” on the Future Land Use Plan Map in 2008 in response to the 2006 Evaluation and Appraisal (EAR) Major Issue finding of a need to ensure that the County Comprehensive Plan is more accessible and understandable. The Seminole County Natural Lands Program is consistent with and supports the implementation of the ongoing “Green Print” process undertaken by the Congress of Regional Leaders, as a part of the Central Florida Regional Growth Vision.

- **Policy CON 7.1**

The County shall focus on completion of management plans associated with lands acquired via the County’s Natural Lands Program. The County shall continue to acquire, as monies are available, and partner with other agencies to acquire areas of environmental sensitivity and wetlands in the Wekiva River Basin, Lake Jesup Basin, the East Rural Area, and the Geneva Freshwater Lens Area.

- **Policy CON 7.3 Future Land Use Designations**

The County shall continue to utilize the Future Land Use designations as contained within this Plan to direct incompatible uses away from wetlands, including:

- A. The use of special planning techniques;*
- B. The application of the Environmentally Sensitive Lands Overlay; and*
- C. Reliance on the Urban/Rural Boundary and the associated protection provided therein to wetlands.*

- **Policy REC 6.4 Natural Areas Acquisition**

The County shall continue to pursue the complete acquisition and preservation of Natural Areas through the Florida Forever Program, or its successor program, Natural Lands Program, and other appropriate mechanisms.

- **Policy REC 7.7 Significant Open Space and Natural Lands Acquisition**

The County shall continue to use funding resulting from the November 6, 1990, Natural Lands Bond Referendum and from the November 7, 2000, Natural Lands—Completing the Connection Bond Referendum, for the acquisition of significant native habitats, open space areas, and greenways. Lands to be acquired shall be designated based on criteria recommended by the Leisure Services Advisory Committee and adopted by the Board of County Commissioners, and shall include, at a minimum, consideration of:

- A. Vulnerability to development;*
- B. Species diversity and habitat completeness;*
- C. The rarity and abundance of habitat types;*

- D. Animal and plant species designated by the Florida Natural Areas Inventory and other agencies as endangered, threatened and of special concern;*
- E. Long term management; and*
- F. Passive recreational use potential.*

The proposed development would be consistent with State and Regional policies and plans as follows:

Strategic Regional Policy Plan: The project supports the SRPP through the following points:

Section	Policy
Natural Resources 3.1.2	The identification of certain natural resource areas as regionally significant in Natural Resources of Regional Significance (NRORS) datasets and maps should not preclude development, but rather identify potentially valuable natural resources for protection.
Natural Resources 3.2	Prevent the incremental severing of regional ecosystems and ecological corridors by identifying and protecting natural resources of regional significance.
Natural Resources 3.18	Development in the 100 year floodplain should be discouraged.