



M E M O R A N D U M

DATE: July 13, 2021
TO: Board of County Commissioners
FROM: Mary Moskowitz, Planning & Development Manager
SUBJECT: Net Density Calculation

On December 9, 2014 the Board of County Commissioners adopted Ordinance #2014-46, amending the Introduction, Conservation, Future Land Use, Implementation and Transportation Elements of the Seminole County Comprehensive Plan.

Districts 1, 2 and 5 voted AYE.

Districts 3 and 4 voted NAY.

This amendment included a revision to the definition of Net Buildable Acres. At the request of the BCC, staff proposed the revised definition in order to encourage redevelopment within the urban service area for infill properties, to support multimodal transportation and support the "How Shall We Grow" Central Florida Regional Vision.

The Seminole County Comprehensive Plan currently defines Net Buildable Acres as:

1. Within the Urban Service Area of Seminole County - the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas.
2. Within the East Rural Area as identified by Exhibit FLU: Special Area Boundaries - the total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or floodprone areas.

For purposes of this definition, a development is defined as:

1. For properties with PD (Planned Development) zoning – all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or

2. For properties in all zoning districts other than PD (Planned Development) – all property included within the final subdivision plat or site plan.

Developments approved before December 31, 2014, in which the Net Buildable Acres were calculated based on a prior definition of such term, may not subsequently apply the above definition of Net Buildable Acres if one or more residential lots or structures were conveyed, with the intention of owner occupation, before December 31, 2014.

Net Residential Density is defined as:

The number of dwelling units per net buildable acre.

Chapter 2 of the Seminole County Land Development Code defines Residential Density as:

Refers to the number of residential dwelling units permitted per gross acre of land and is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel, not including dedicated rights-of-way, flood-prone, preservation, and undevelopable areas. In the determination of the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit.

Section 30.1359 of the Seminole County Land Development Code states the procedures for determining net residential density as:

The following procedures will be used for the purpose of determining net residential density at the time of rezoning for the PD, R-3 and R-3A Zoning Districts:

- (a) Net buildable acreage which can be devoted to residential units shall be calculated by subtracting FP-1 and W-1 acreage from the total site acreage and multiplying the remaining acres by 0.8. (This 0.8 efficiency figure assumes that approximately twenty (20) percent of the site will be devoted to retention areas and streets.) Net residential density shall be calculated by dividing the number of residential units by the net buildable acreage.
- (b) More detailed information may be submitted by the applicant to determine net residential density. This information shall include at a minimum, the following:
 1. A preliminary plat, site or tract plan showing the location of power line easements, retention/detention areas and road rights-of-way.
 2. A tract table showing total tract acres for: FP-1 areas, W-1 areas, retention/detention areas, acres in streets, and number of dwelling units.
 3. If transmission power line easements are to be used for stormwater management or other uses, the acreage of retention/ detention areas and other uses within the easement shall be shown on the tract table.

Pursuant to the Local Government Comprehensive Planning act, all development undertaken within a municipality must be in compliance with the adopted Comprehensive Plan. Should there be a difference in a Land Development Code and a Comprehensive Plan, the policies in the Comprehensive Plan shall prevail.

Since 2014, Staff has track the differences in lot yield between the current definition of net buildable density and the old definition. There is an average 14.7% increase in lot yield with the new definition prior to engineering. There is also a decrease of approximately of 3.9% in lots that are constructed versus their entitlements due to a lost in yield because of engineering requirements.

In general there is a 22% loss of potential maximum units per acres built if a development were to build to its maximum Future Land Use entitles with the current definition of density. With the old definition of lot yield density there is a 33.7% decrease in total lot yield from the maximum potential units per acre.

The 2020 population projections for unincorporated Seminole County estimated a population increase of 22% from 227,511 in 2020 to 276,540 in 2045. This will result in the need for over 20,300 dwelling units in the next 25 years. A recent analysis of potential vacant land development estimates that approximately 29,800 dwelling units could be constructed if all available parcels developed to their Future Land Use entitlements.