

Visioning Work Session

May 2022



*Envision
Seminole*





Why a Vision? Why now?

1. Board of County Commissioners prioritized community engagement in planning for future growth.
2. The County's next "Evaluation and Appraisal" of the Comprehensive Plan is due in December 2022.

Today's Agenda

- *Public Engagement to Date*
- *Listening & Visioning Tour Recap*
- *Geographic Analysis*
- *Key Issues Discussion*
- *Board Direction*

Public Engagement



Collaborating on the Vision Plan



Public Outreach Channels

- Distributed through traditional and social media
- Identified and contacted 140 key stakeholders representing community groups, organizations, and subject matter experts
- Emailed all available HOA contacts in the County
- Dropped flyers at libraries
- Database of 300+ participants / contacts

Public Engagement Opportunities to Date

- Listening Tour – 3 in-person meetings
- Visioning Tour – 3 in-person meetings
- Videos of all presentations on YouTube
- 4 Online Surveys (mirror meeting activities)

Meeting / Survey Participation

■ Priorities Survey

- 190 participants (50/50 online / in-person)

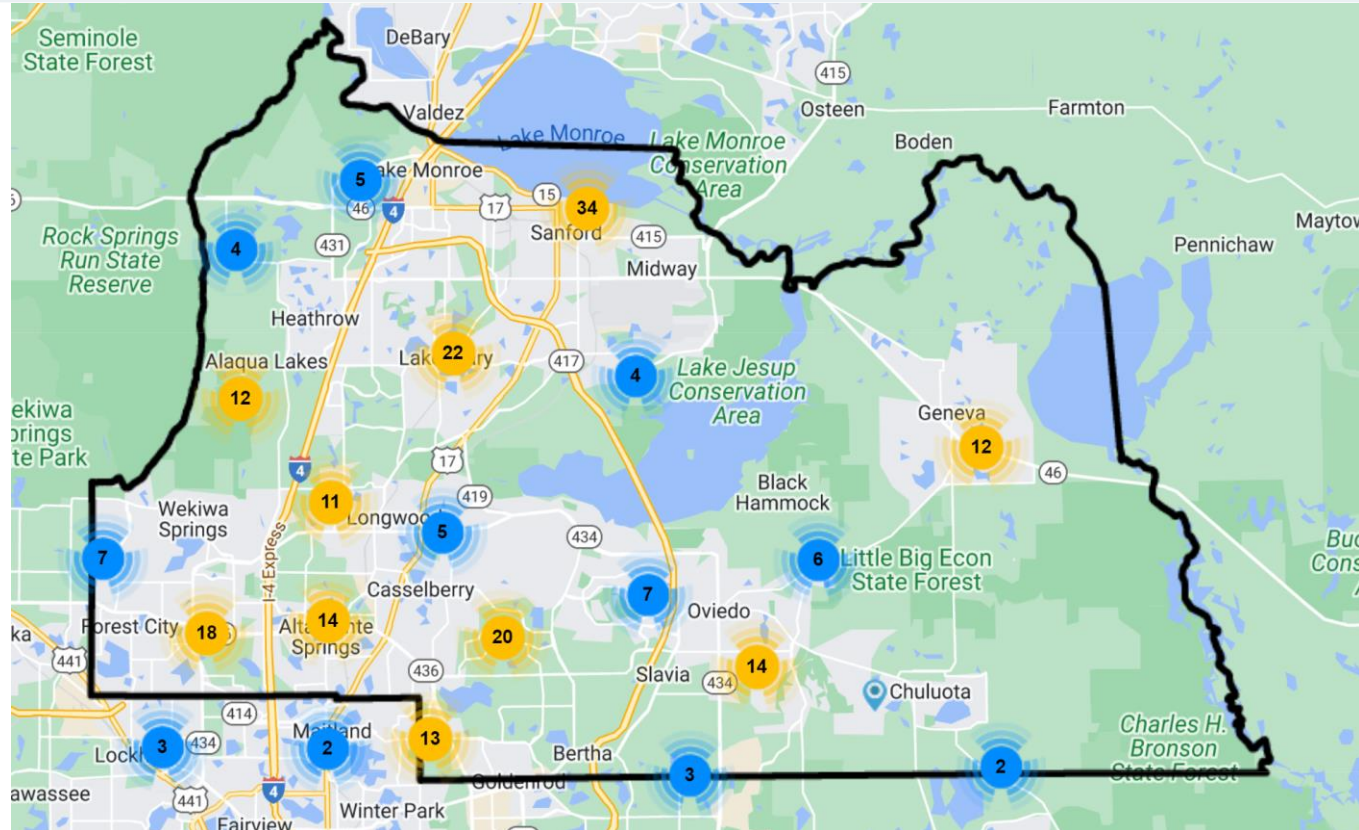
■ “SWOT” Survey

- 21 online participants / 94 attended in-person

■ Photo & Map Surveys

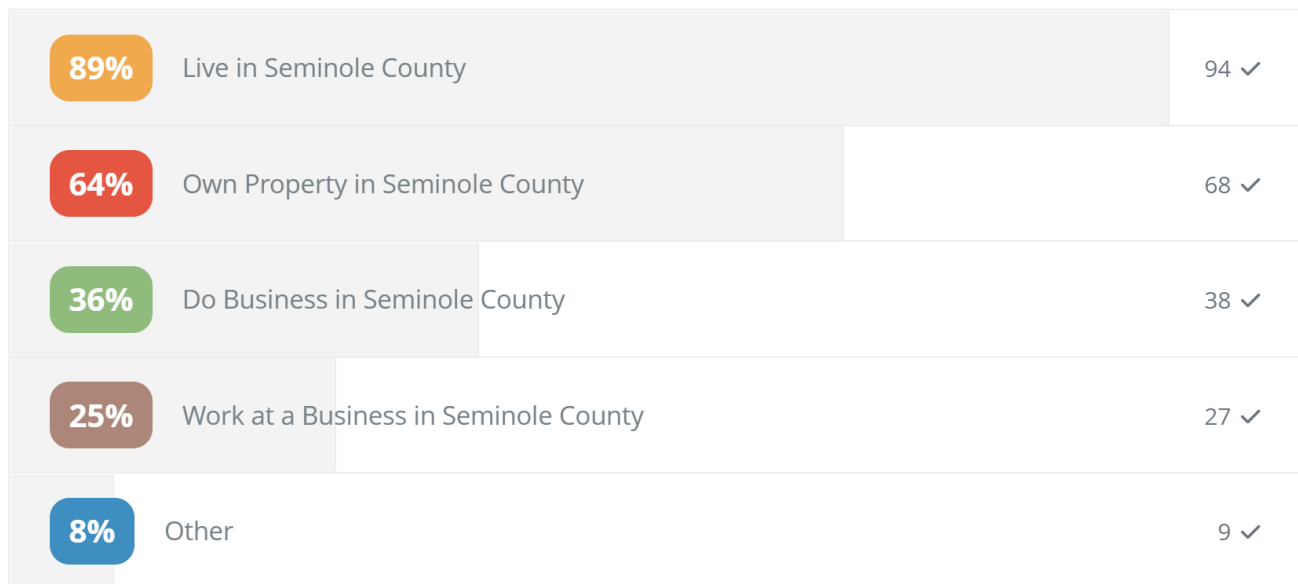
- 35 in-person participants / online ongoing

About the Respondents



About the Respondents

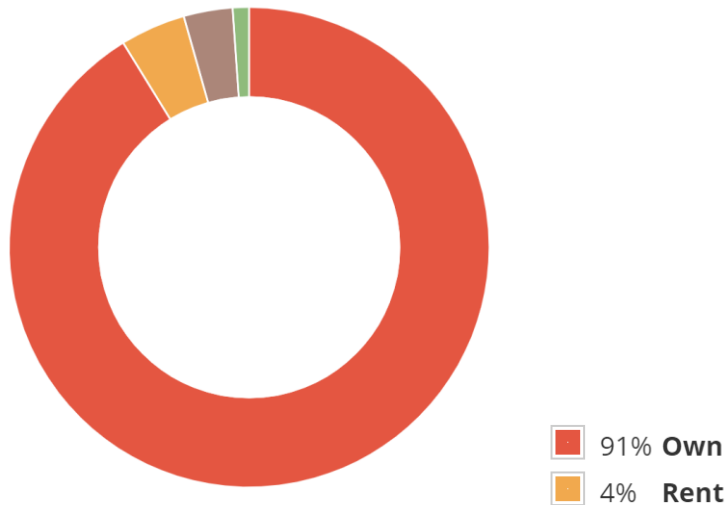
What is your connection to Seminole County? (Select all that apply)



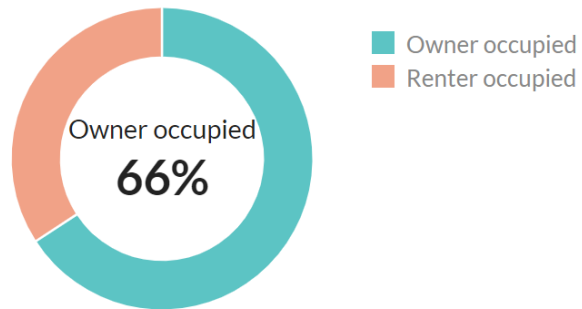
106 Respondents

About the Respondents

Do you own or rent?



Countywide:



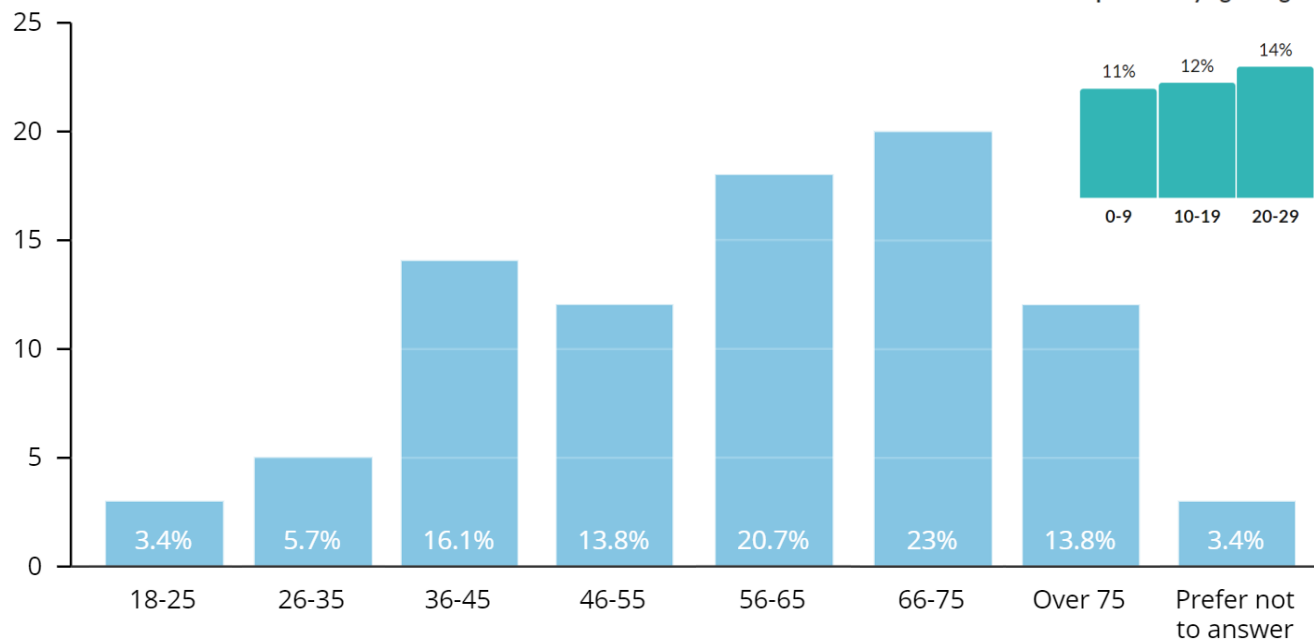
About the Respondents

Does your household include: (Select all that apply)

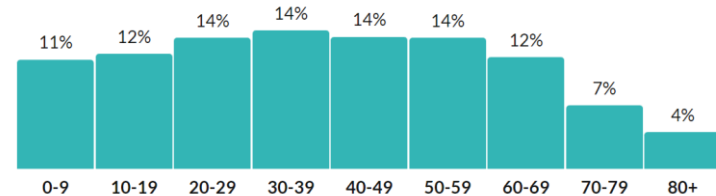
66%	One or more people 65 or older?	43 ✓
31%	Children under the age of 18?	20 ✓
12%	More than two generations of family members? (e.g. grandparents / grandchildren)	8 ✓
3%	Do you live with housemates other than your family/partner?	2 ✓

65 Respondents

Age of Respondents



Population by age range










Reflecting the Listening Tour







Education Component

- How does planning work in Florida & Seminole County?
- What has the County done and what is it doing?
- Geographic Analysis and Growth Projections

County Achievements

-  Natural Lands Program
-  Trails Program
-  Urban Bear Management Ordinance
-  Fertilizer and Shoreline Protection Ordinances
-  One Cent Infrastructure Tax (3x)

County Achievements

-  Land Development Code Updates
-  Attainable Housing Strategic Plan
-  Accessory Dwelling Unit Ordinance
-  Rosenwald Study
-  Impact Fee and Mobility Fee Updates
-  East Lake Mary Blvd. Corridor Study

Recent or Current County Planning Efforts

- Utilities Master Plan
- One Water
- 10-Year Water Supply Plan
- Septic Tank Remediation Plans
- Basin Studies
- 2045 Transportation Master Plan
- 2021 Trails Master Plan
- Capital Improvement Projects
- Library Long-Range Plan



Overview of the Listening Tour

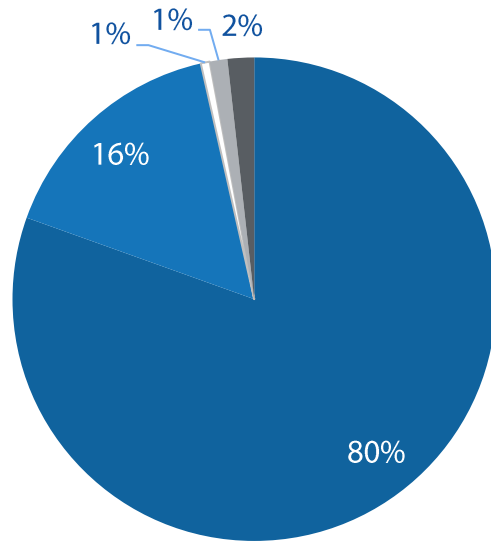
1. Why we're doing a visioning process
2. An overview of the County
3. Priorities Survey
4. SWOT Evaluation

Priorities Survey

An abstract graphic on the right side of the slide. It features several overlapping diagonal stripes in shades of green, teal, and blue, set against a dark blue background. The stripes create a sense of movement and depth.

Priorities Survey

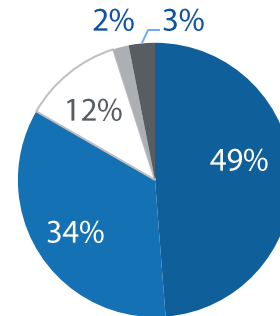
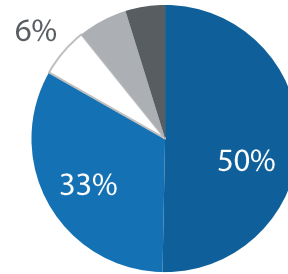
1. Preserving more environmental lands (96%)



-  1. Most Important
-  2. Somewhat Important
-  3. No opinion/ neutral
-  4. Less Important
-  5. Least Important

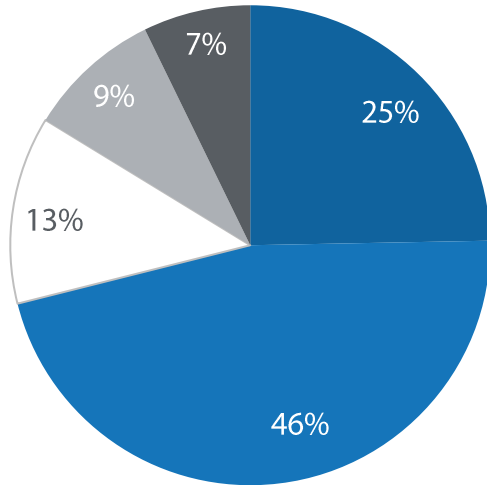
Priorities Survey

2. Creating places where walking to everyday activities is pleasant and safe (83%)
3. Integrating native plants/landscapes into urban areas (83%)



Priorities Survey

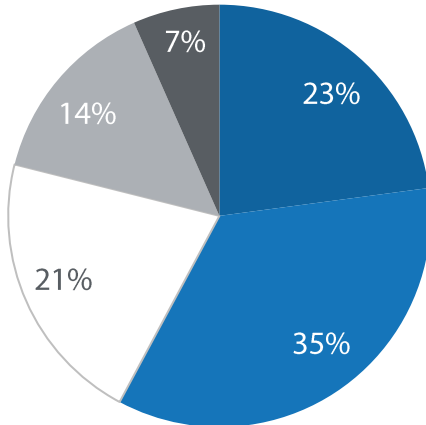
4. Increasing transportation options (71%)



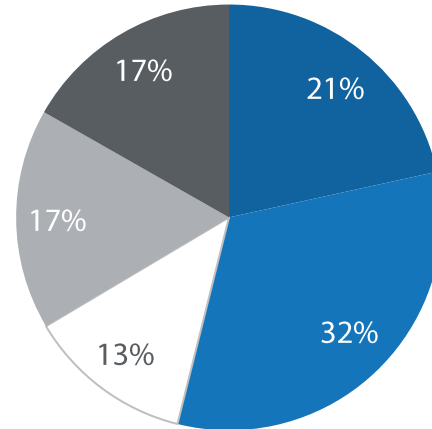
- 1. Most Important
- 2. Somewhat Important
- 3. No opinion/ neutral
- 4. Less Important
- 5. Least Important

Priorities Survey

5. Creating more jobs (58%)



6. Increasing attainable housing (53%)



“SWOT” Survey

SWOT Survey: Top Issues

**“A Great
Place
to Live”**

- Natural Environment
- Pace & Types of Development
- Transportation
- Housing Affordability
- Parks and Recreation
- Economic Opportunity
- Governance

SWOT Key Issues

- Preserving the Natural Environment:
 - Wildlife, waterways, natural landscapes and vegetation
- Maintaining the Rural Boundary
- Pace and impact of developments
 - Too much sprawl <-> too much density
 - Development in cities

SWOT Key Issues

- Green tech / green building
- Preferred Development: Mixed-use, Infill, Redevelopment, “Balanced”
 - Low-rise <-> “5 over 1”
- Affordable housing / ownership opportunities
 - Tiny homes, redevelopment

SWOT Key Issues

■ Transportation:

- Too much traffic
- Walking and driving safety
- More transit, biking / walking facilities

■ Have parks and want more

- Water access, sports, off-road cycling

SWOT Key Issues

■ Economics & Jobs:

- Vocational Training
- Promote and incubate small, local businesses

■ Governance

- Responsive, responsible government
- Want more input, more focus
- More enforcement <-> less overreach

Visual Preference Survey



County subareas

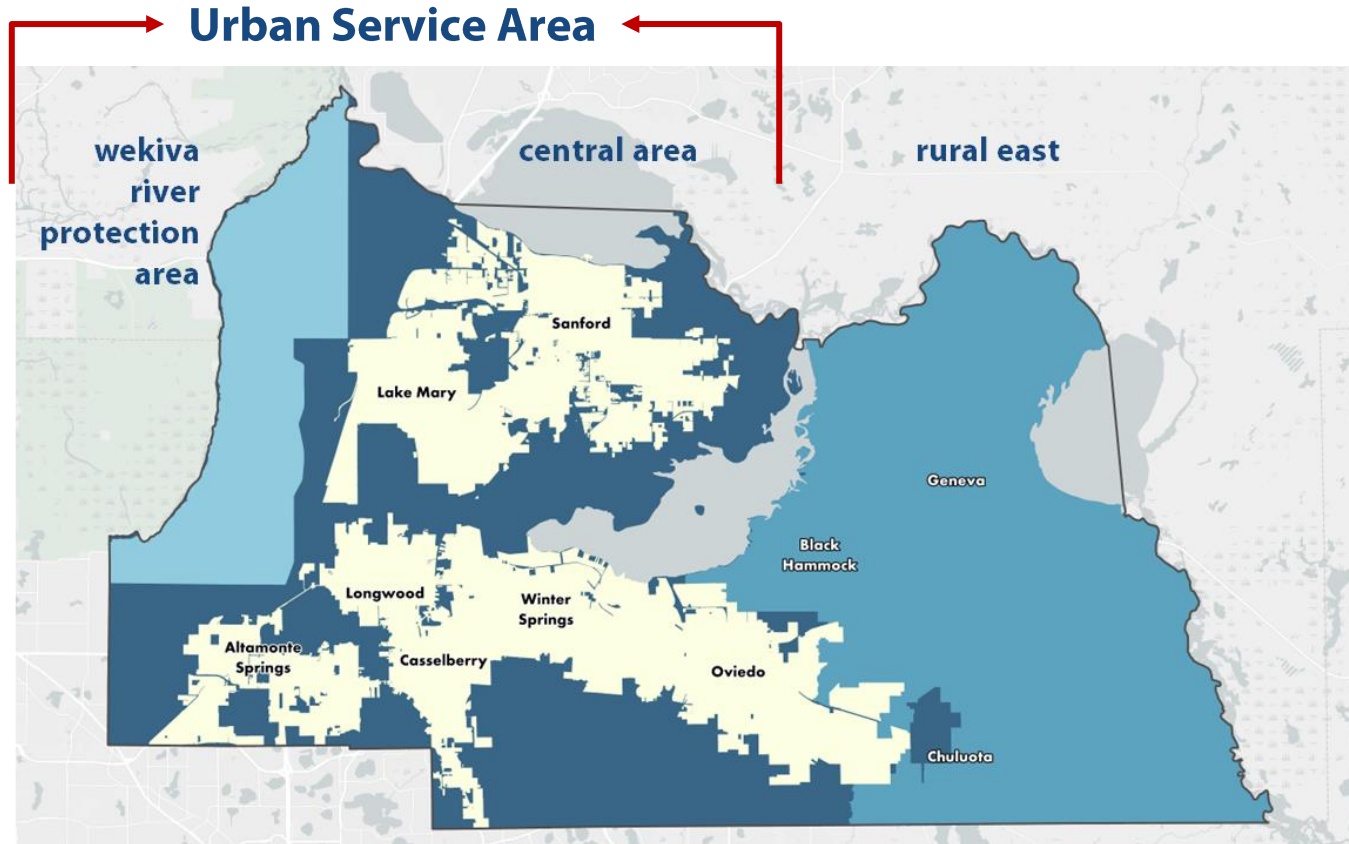


Photo Survey Instructions

- Participants were asked to select the areas in Seminole County in which each photo would be appropriate (select all that apply):
 - East Rural Area
 - Wekiva Protection Area
 - Central: In Neighborhoods (new or existing)
 - Central: Minor Commercial Streets
 - Central: Major Corridors (on or near) & Centers

Photo Survey Introduction

- Before the survey, participants viewed character examples of each area.

Rural Area

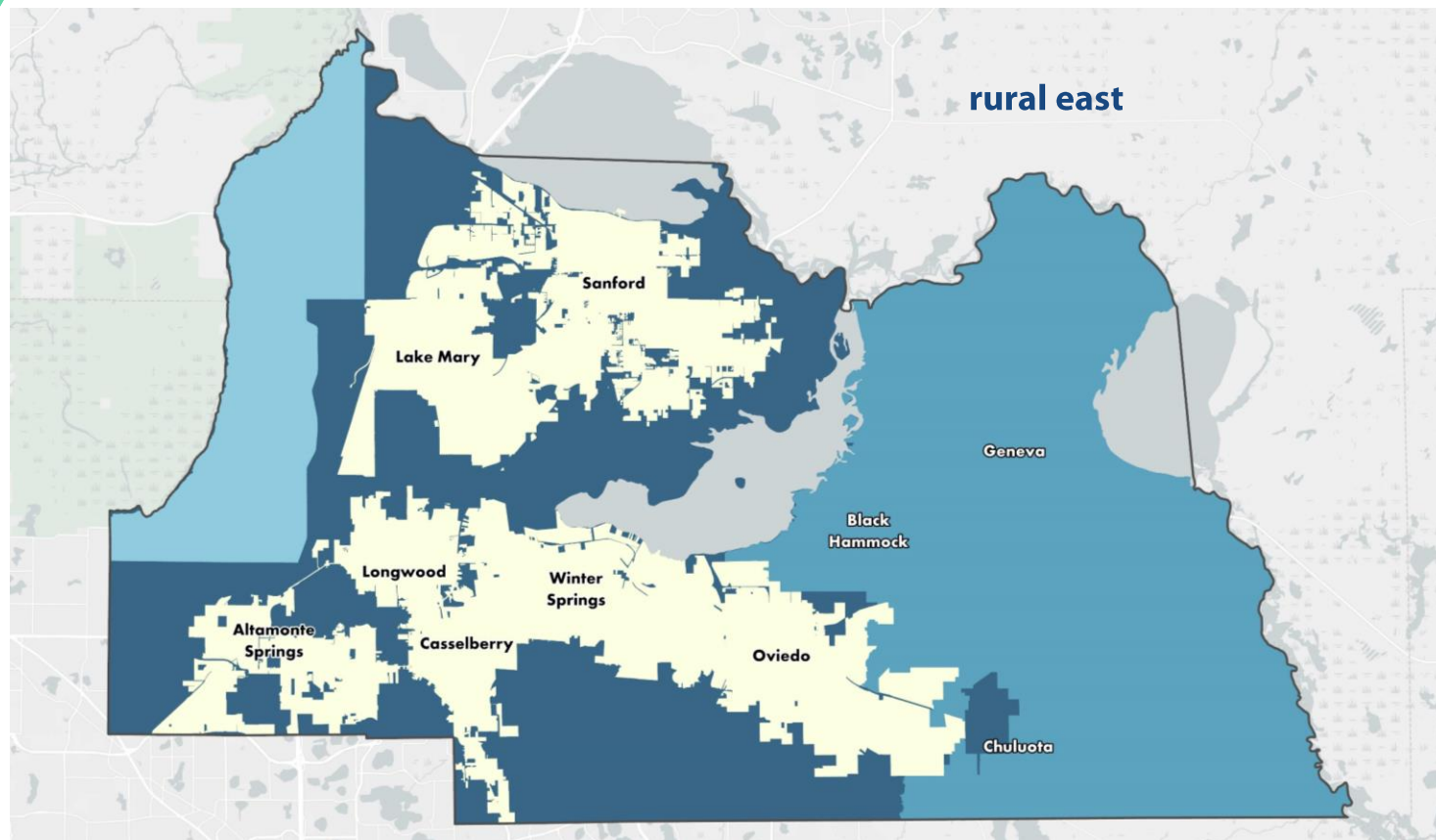


Photo Examples: East Rural Area



Photo Examples: East Rural Area



Photo Examples: East Rural Area



Photo Examples: East Rural Area



Photo Examples: East Rural Area



Photo Examples: East Rural Area



WRPA

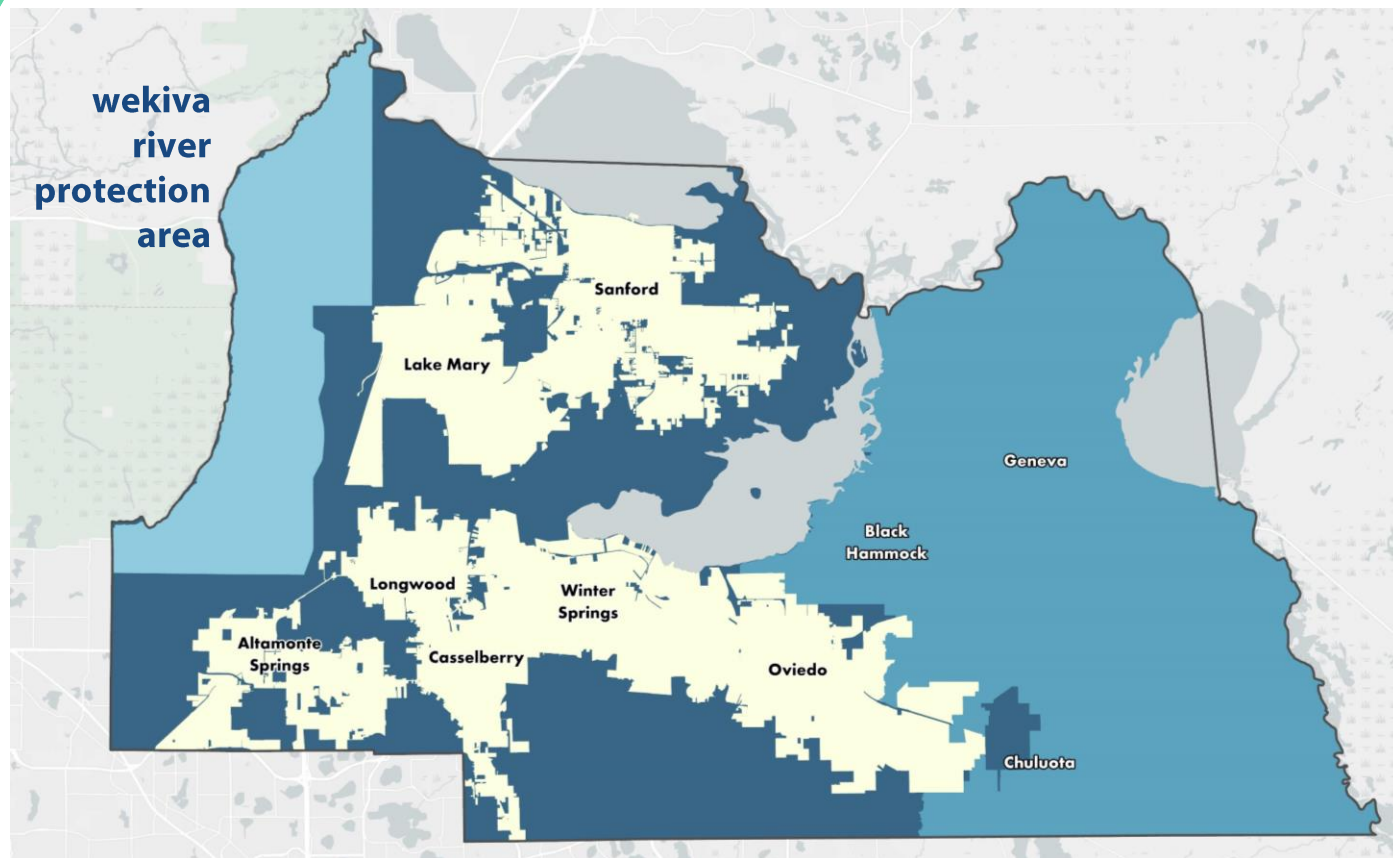


Photo Examples: WRPA



Photo Examples: WRPA

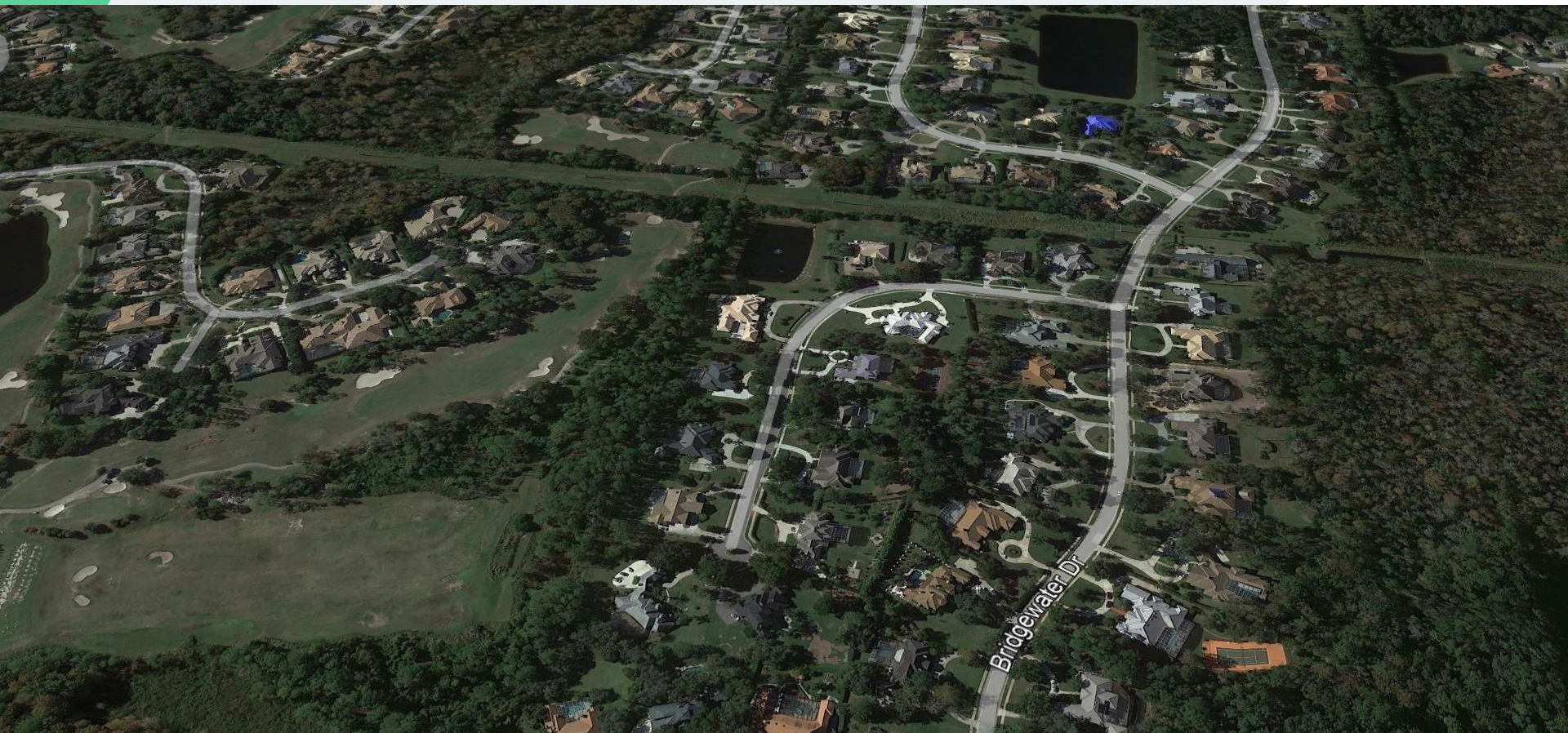
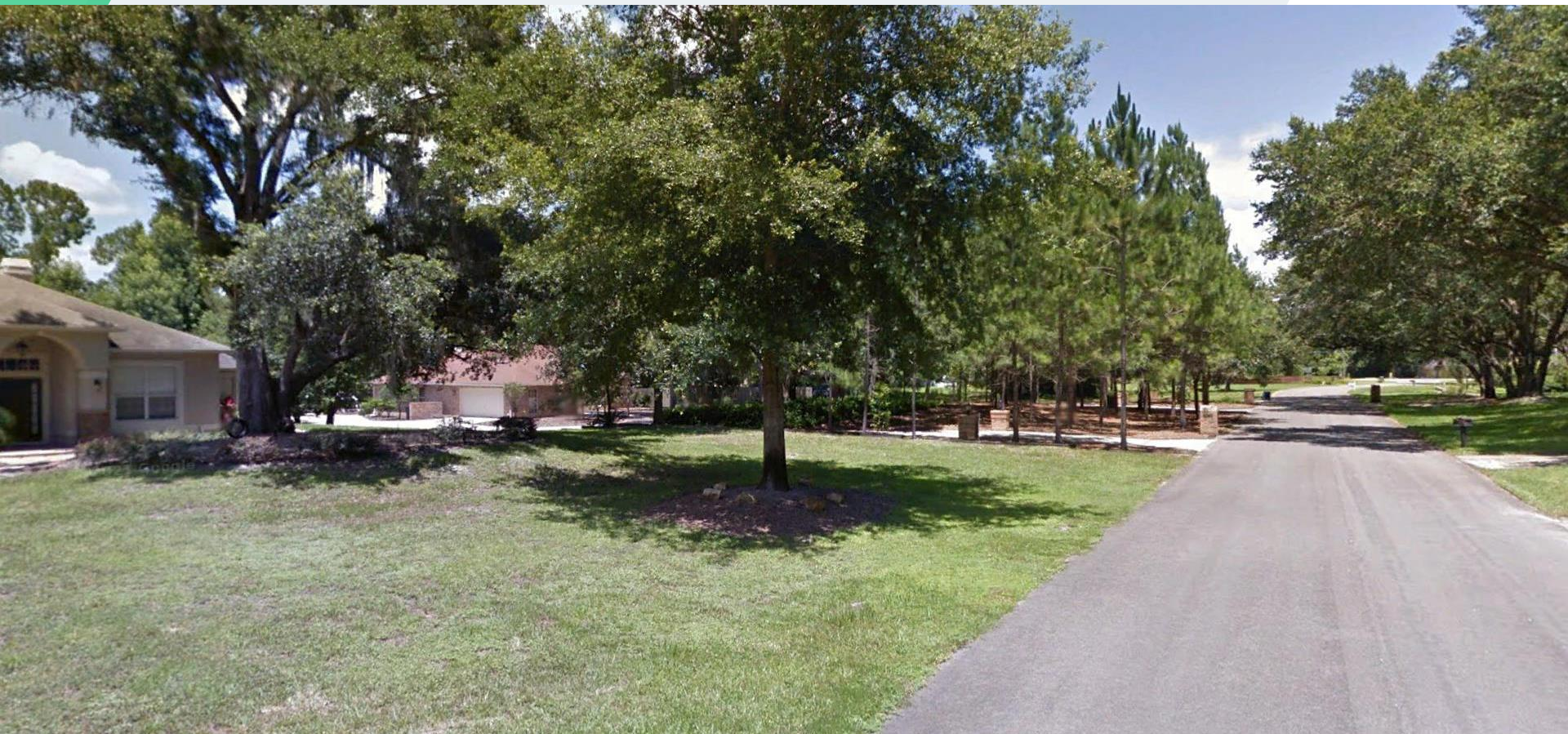


Photo Examples: WRPA



Key Policies: Centers & Corridors

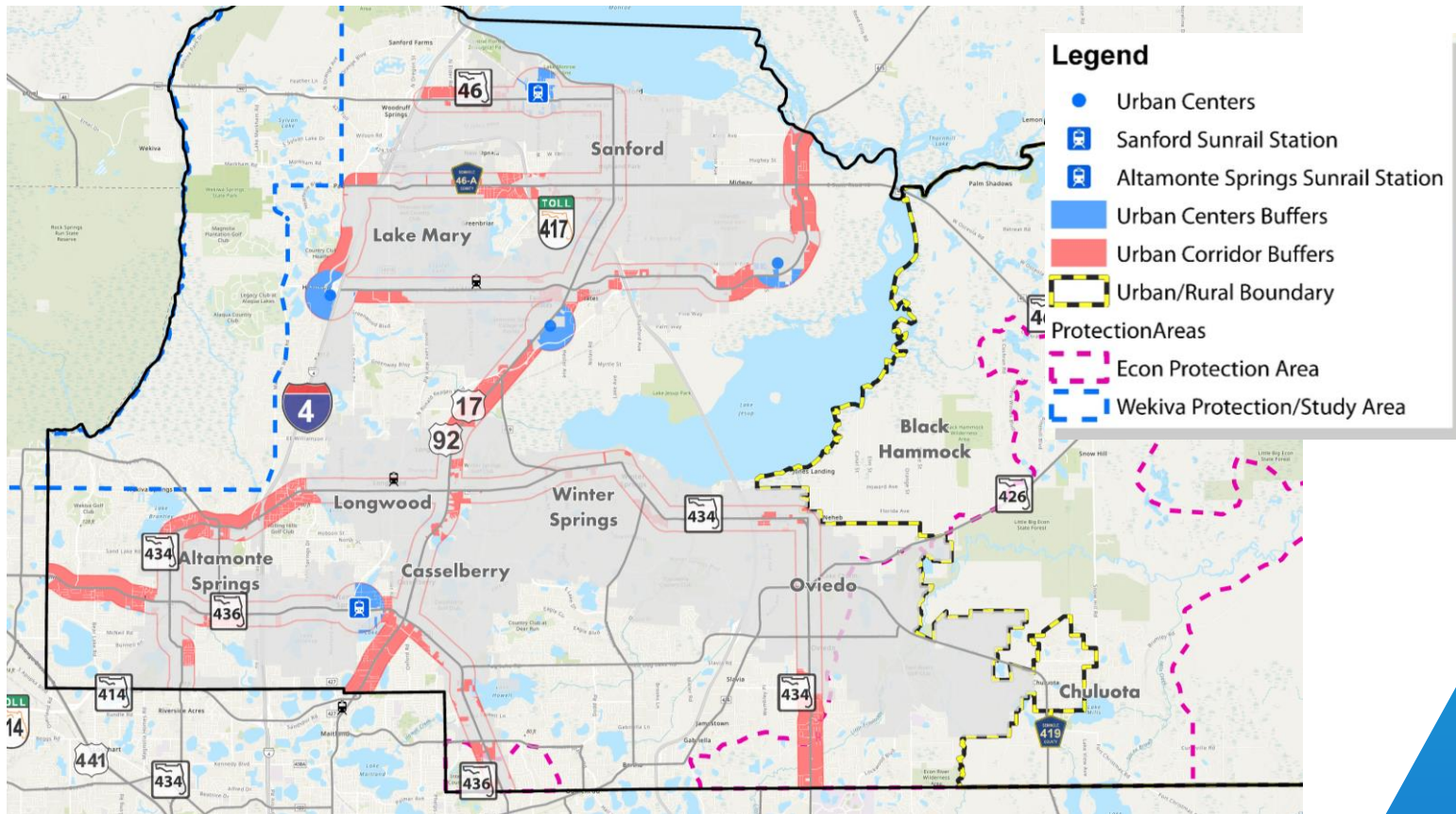


Photo Examples: Major Corridors



Photo Examples: Major Corridors



Photo Examples: Minor Commercial Streets



Photo Examples: Minor Commercial Streets



Photo Survey Results

(survey still open as of print date)



Where do respondents live?

Do you live in one of locations below?

59%	In Neighborhoods (new or existing)	20 ✓
29%	Wekiva River Protection Area	10 ✓
24%	East Rural Area	8 ✓
9%	On or Near Major Corridor / In Centers	3 ✓
6%	Minor Commercial Streets	2 ✓

Respondents' Familiarity

Of the locations below, with which ones would you consider yourself **very familiar**.

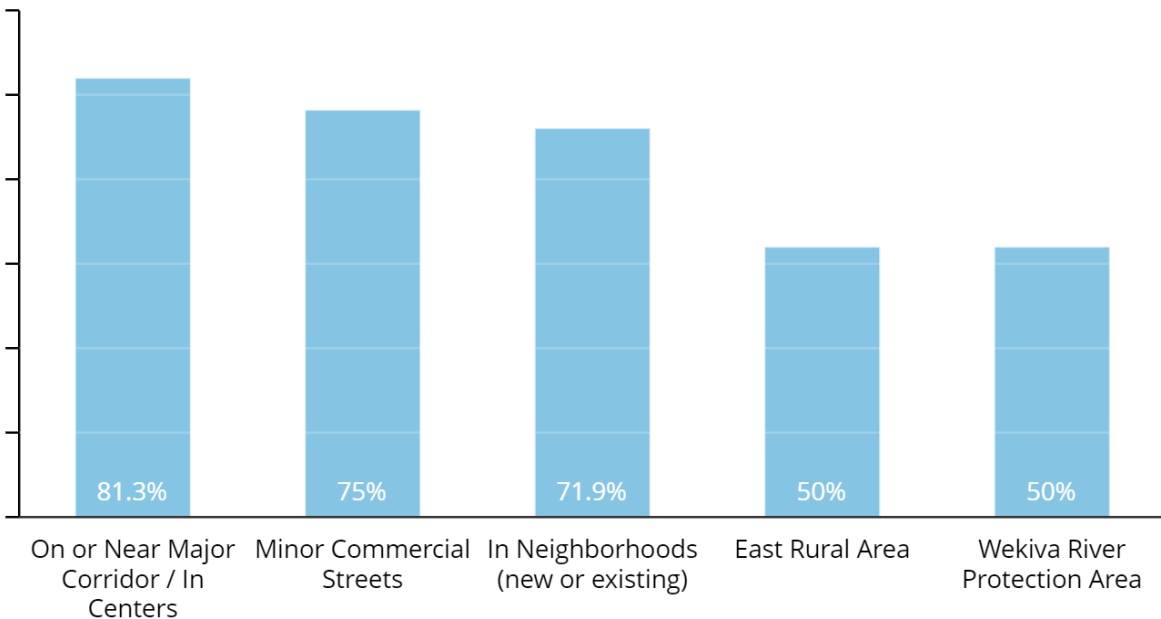
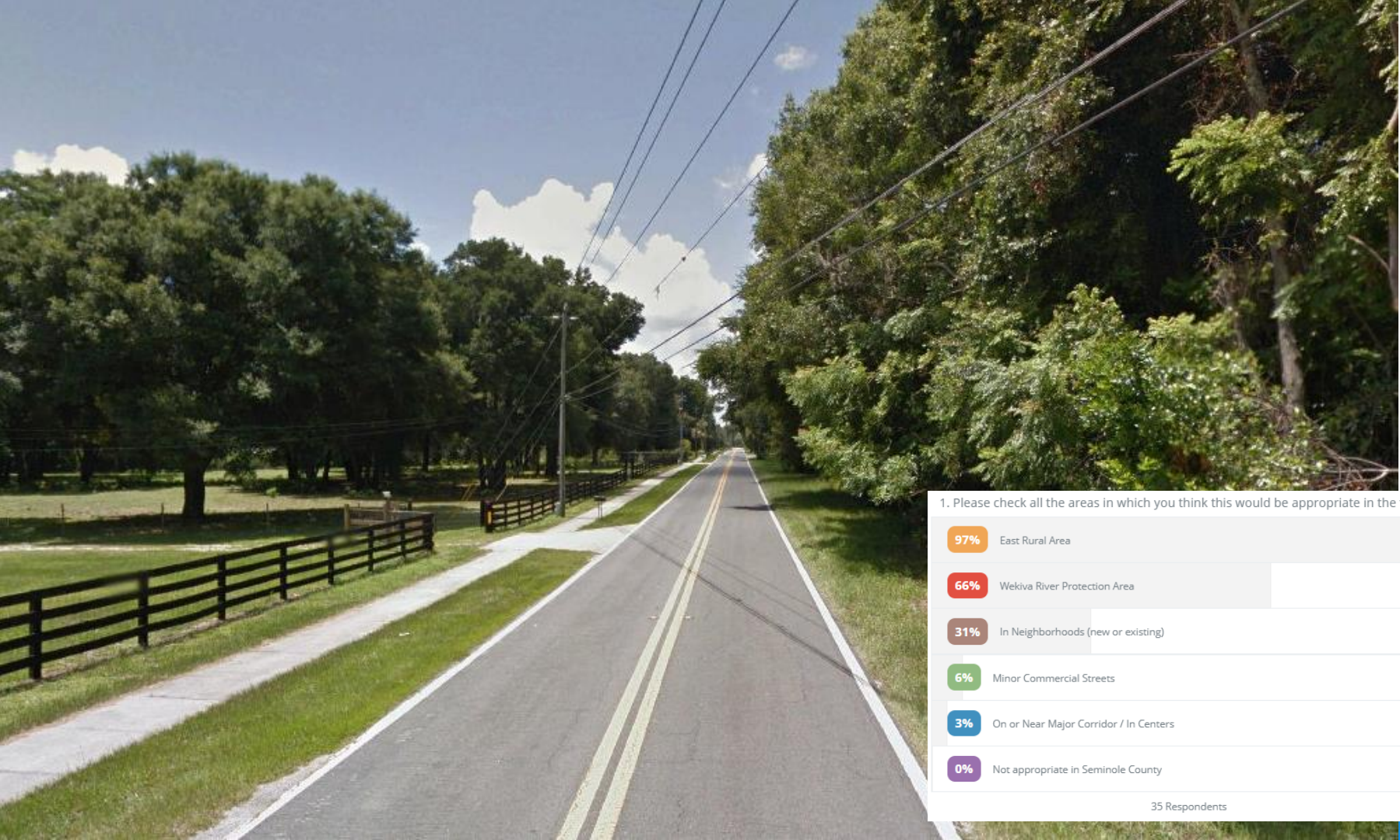




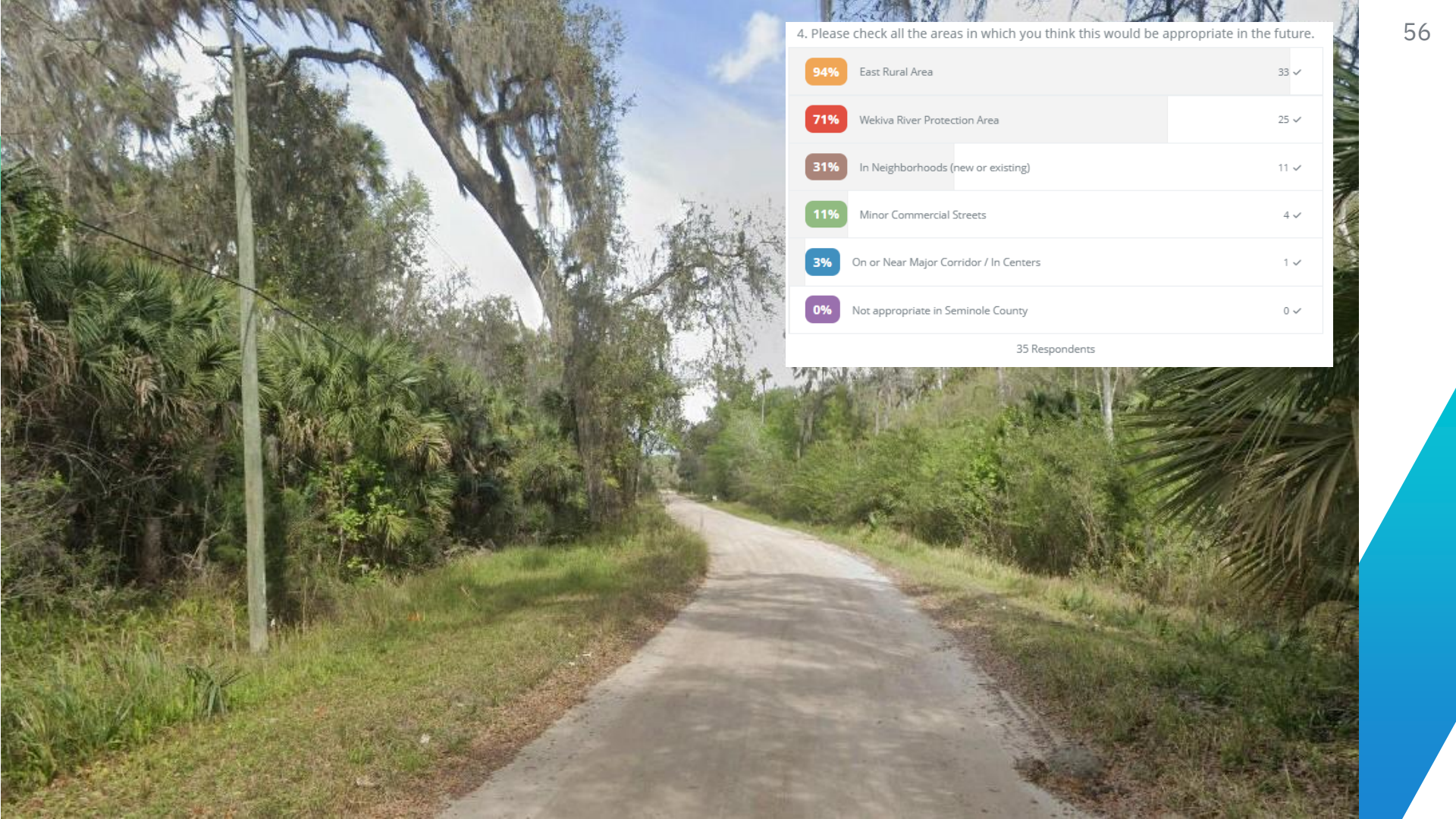
Photo Survey: Top-Rated East Rural Area / WRPA



1. Please check all the areas in which you think this would be appropriate in the future.

97%	East Rural Area	34 ✓
66%	Wekiva River Protection Area	23 ✓
31%	In Neighborhoods (new or existing)	11 ✓
6%	Minor Commercial Streets	2 ✓
3%	On or Near Major Corridor / In Centers	1 ✓
0%	Not appropriate in Seminole County	0 ✓

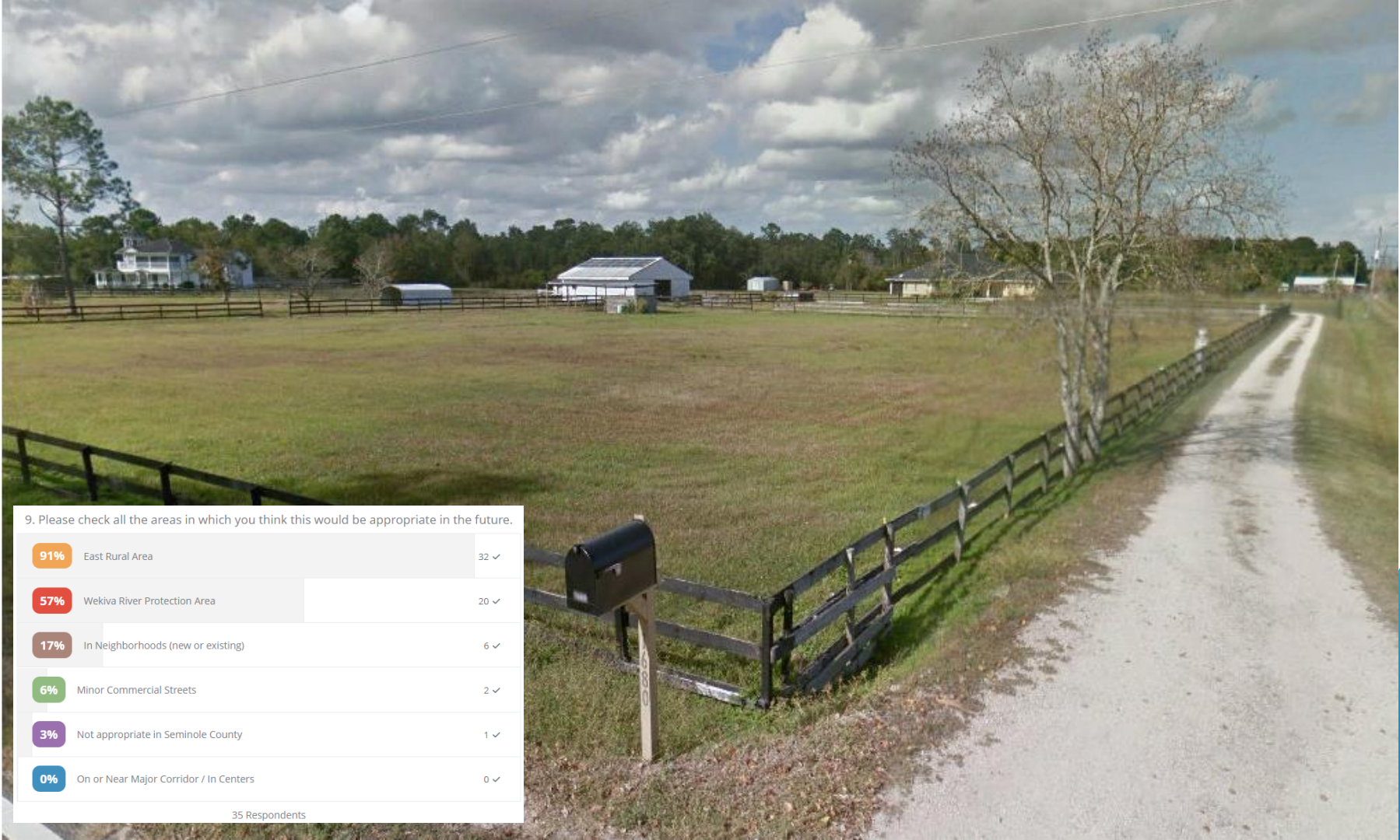
35 Respondents



4. Please check all the areas in which you think this would be appropriate in the future.

94%	East Rural Area	33 ✓
71%	Wekiva River Protection Area	25 ✓
31%	In Neighborhoods (new or existing)	11 ✓
11%	Minor Commercial Streets	4 ✓
3%	On or Near Major Corridor / In Centers	1 ✓
0%	Not appropriate in Seminole County	0 ✓

35 Respondents

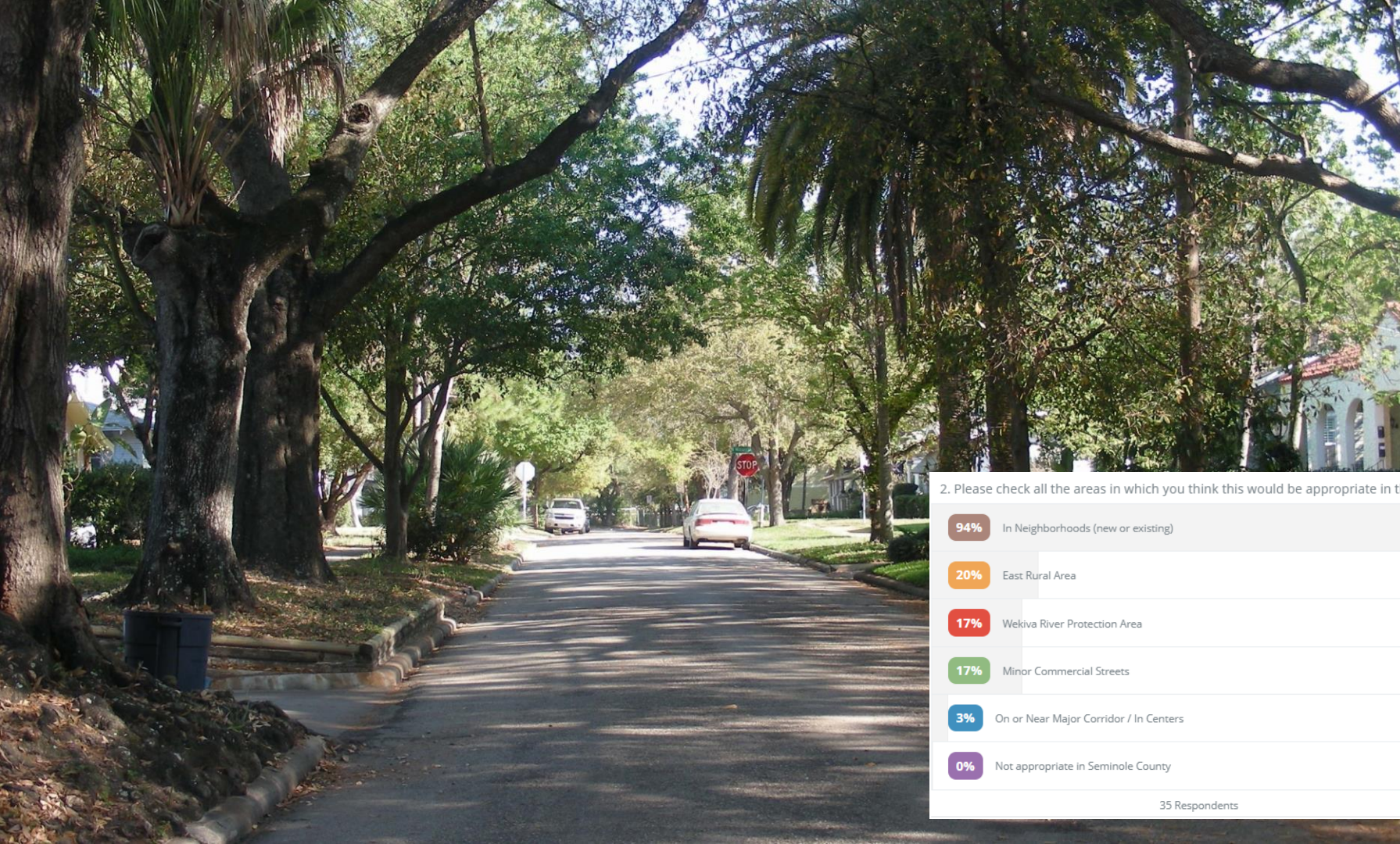


9. Please check all the areas in which you think this would be appropriate in the future.

91%	East Rural Area	32 ✓
57%	Wekiva River Protection Area	20 ✓
17%	In Neighborhoods (new or existing)	6 ✓
6%	Minor Commercial Streets	2 ✓
3%	Not appropriate in Seminole County	1 ✓
0%	On or Near Major Corridor / In Centers	0 ✓

35 Respondents

Photo Survey: Top-Rated Neighborhoods



2. Please check all the areas in which you think this would be appropriate in the future.

94%	In Neighborhoods (new or existing)	33 ✓
20%	East Rural Area	7 ✓
17%	Wekiva River Protection Area	6 ✓
17%	Minor Commercial Streets	6 ✓
3%	On or Near Major Corridor / In Centers	1 ✓
0%	Not appropriate in Seminole County	0 ✓

35 Respondents

10. Please check all the areas in which you think this would be appropriate in the future.

91%	In Neighborhoods (new or existing)	32 ✓
37%	Minor Commercial Streets	13 ✓
17%	Wekiva River Protection Area	6 ✓
14%	East Rural Area	5 ✓
9%	On or Near Major Corridor / In Centers	3 ✓
0%	Not appropriate in Seminole County	0 ✓

35 Respondents



5. Please check all the areas in which you think this would be appropriate in the future.

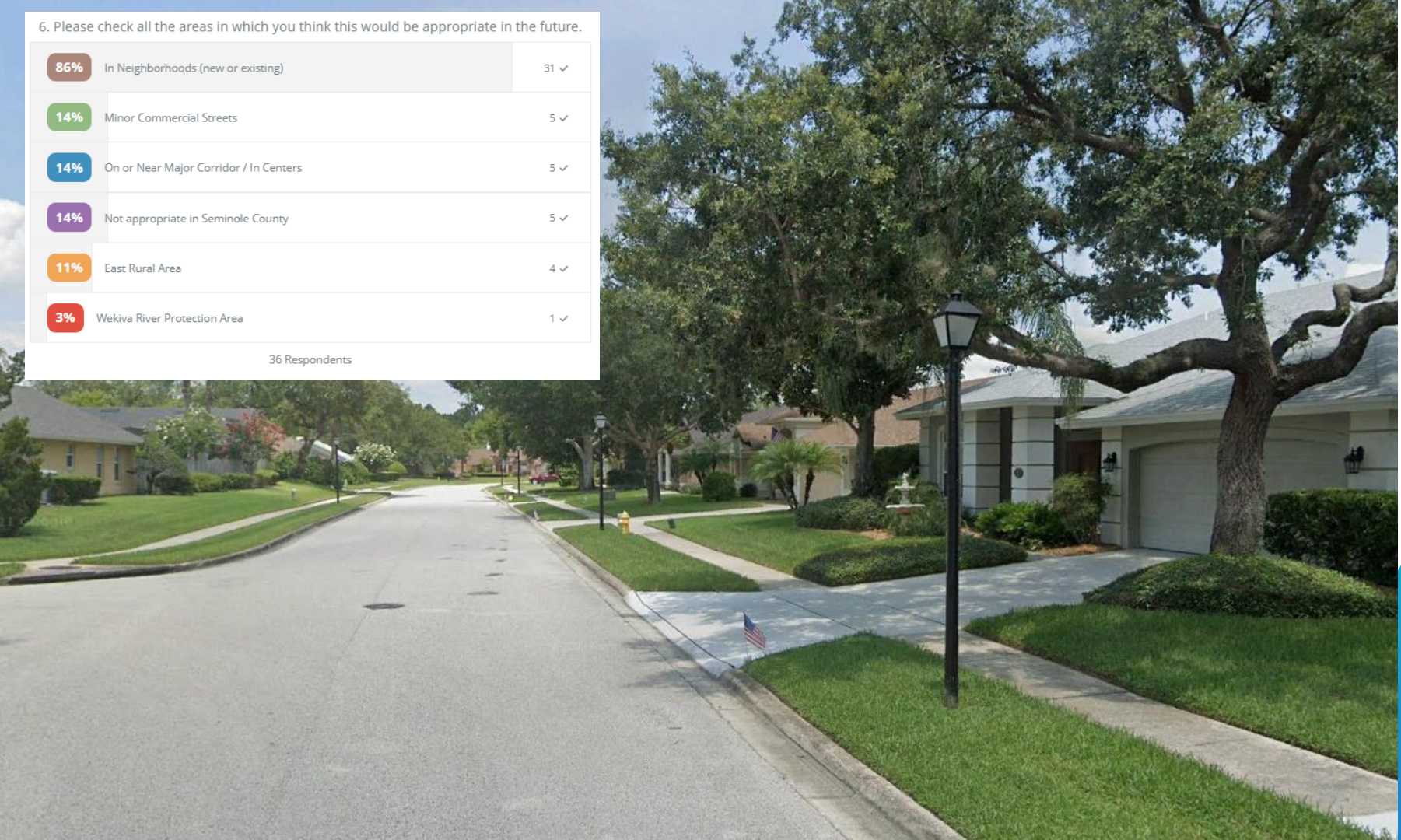
86%	In Neighborhoods (new or existing)	30 ✓
46%	Minor Commercial Streets	16 ✓
26%	On or Near Major Corridor / In Centers	9 ✓
23%	Wekiva River Protection Area	8 ✓
14%	East Rural Area	5 ✓
0%	Not appropriate in Seminole County	0 ✓

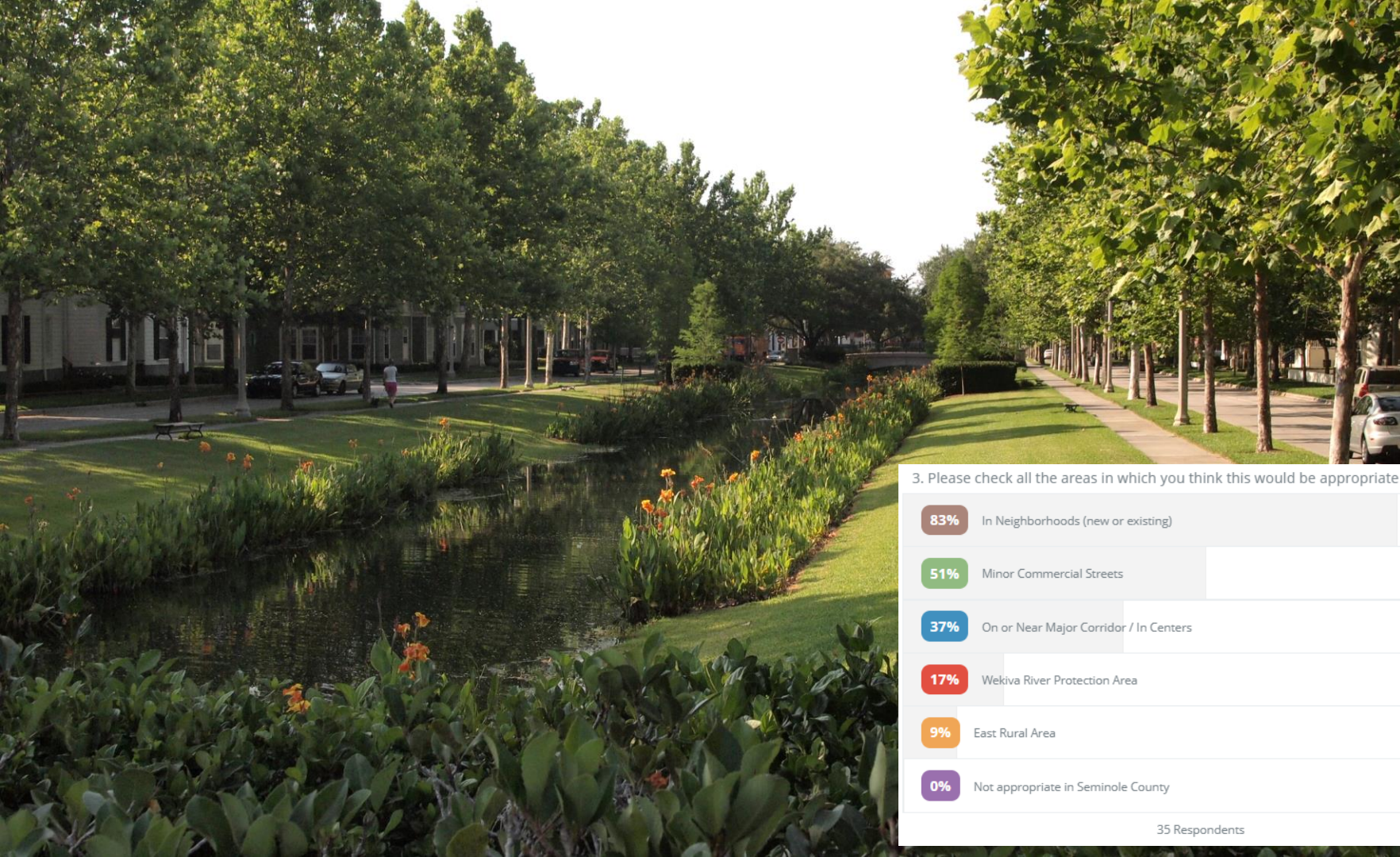
35 Respondents

6. Please check all the areas in which you think this would be appropriate in the future.

86%	In Neighborhoods (new or existing)	31 ✓
14%	Minor Commercial Streets	5 ✓
14%	On or Near Major Corridor / In Centers	5 ✓
14%	Not appropriate in Seminole County	5 ✓
11%	East Rural Area	4 ✓
3%	Wekiva River Protection Area	1 ✓

36 Respondents





3. Please check all the areas in which you think this would be appropriate in the future.

83%	In Neighborhoods (new or existing)	29 ✓
51%	Minor Commercial Streets	18 ✓
37%	On or Near Major Corridor / In Centers	13 ✓
17%	Wekiva River Protection Area	6 ✓
9%	East Rural Area	3 ✓
0%	Not appropriate in Seminole County	0 ✓

35 Respondents

18. Please check all the areas in which you think this would be appropriate in the future.

83%	In Neighborhoods (new or existing)	29 ✓
31%	Minor Commercial Streets	11 ✓
17%	East Rural Area	6 ✓
14%	Wekiva River Protection Area	5 ✓
14%	On or Near Major Corridor / In Centers	5 ✓
9%	Not appropriate in Seminole County	3 ✓

35 Respondents

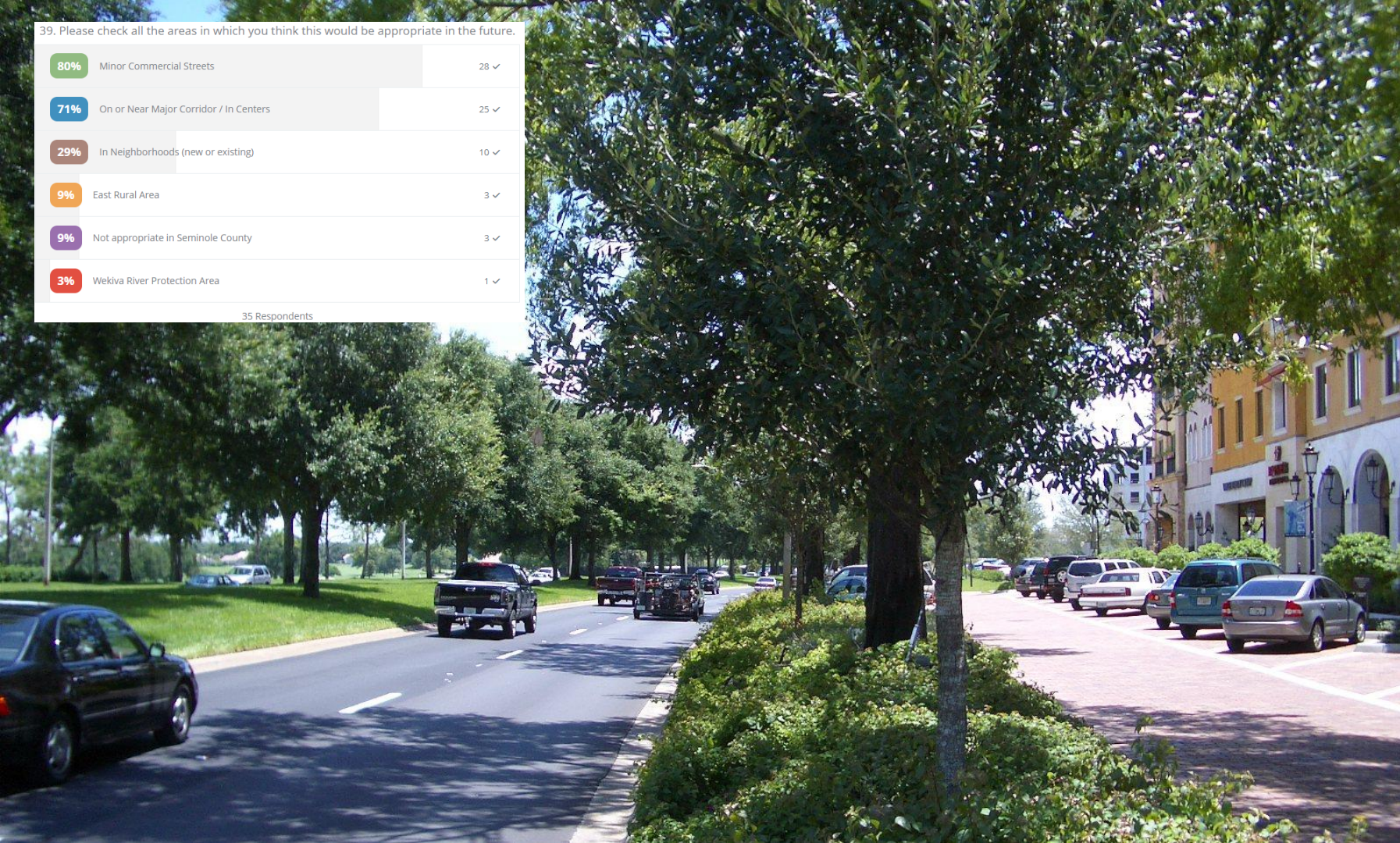


Photo Survey: Top-Rated Minor Commercial Streets

39. Please check all the areas in which you think this would be appropriate in the future.

80%	Minor Commercial Streets	28 ✓
71%	On or Near Major Corridor / In Centers	25 ✓
29%	In Neighborhoods (new or existing)	10 ✓
9%	East Rural Area	3 ✓
9%	Not appropriate in Seminole County	3 ✓
3%	Wekiva River Protection Area	1 ✓

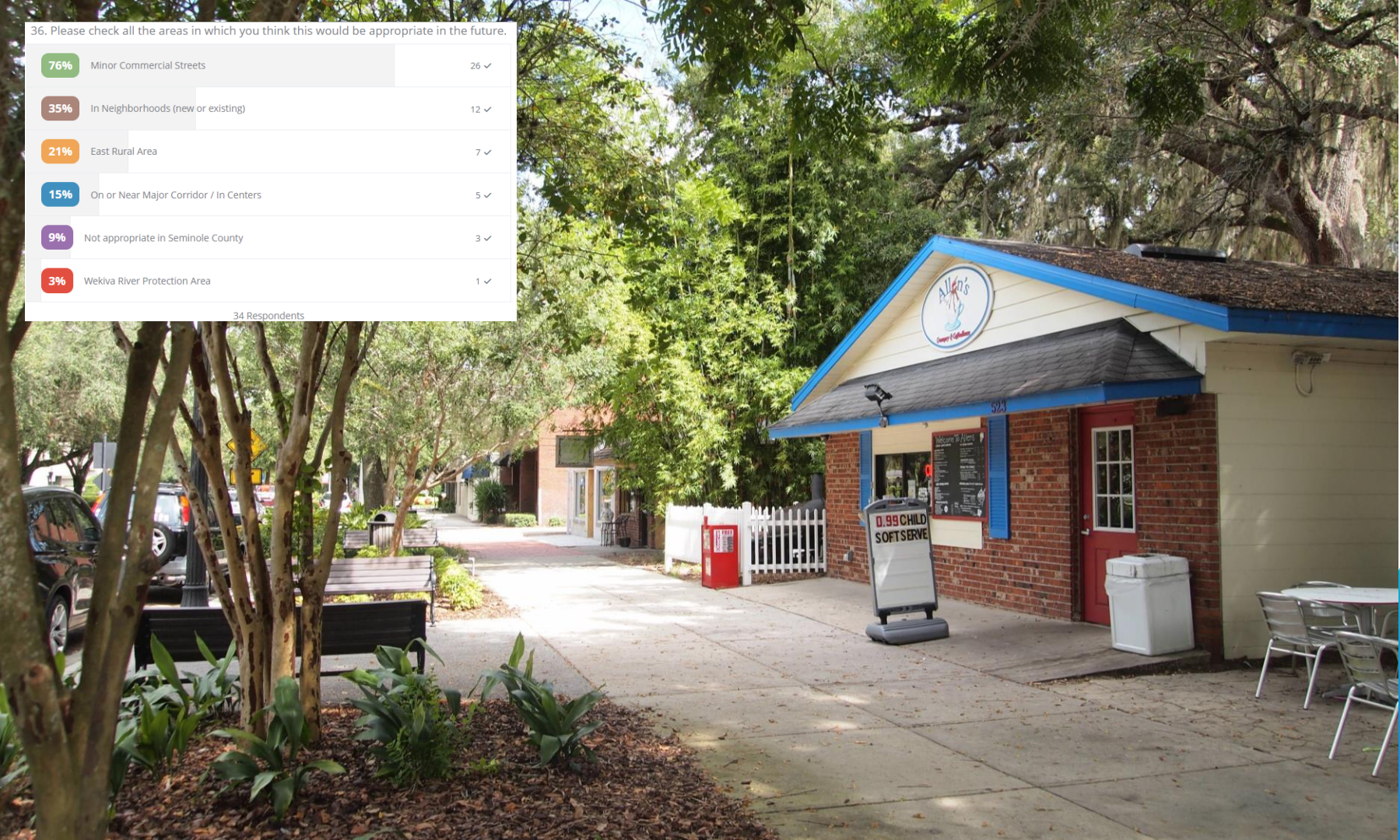
35 Respondents

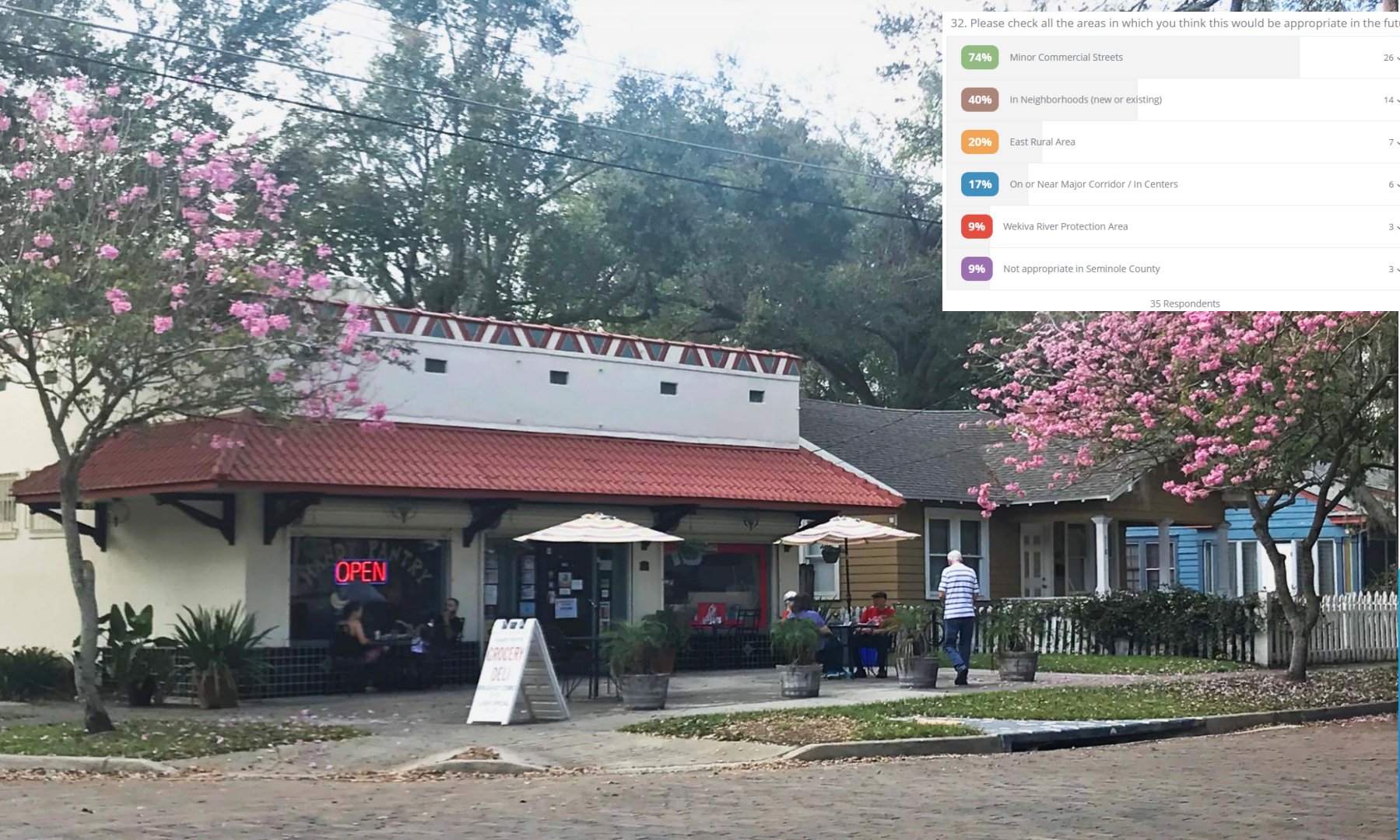


36. Please check all the areas in which you think this would be appropriate in the future.

76%	Minor Commercial Streets	26 ✓
35%	In Neighborhoods (new or existing)	12 ✓
21%	East Rural Area	7 ✓
15%	On or Near Major Corridor / In Centers	5 ✓
9%	Not appropriate in Seminole County	3 ✓
3%	Wekiva River Protection Area	1 ✓

34 Respondents

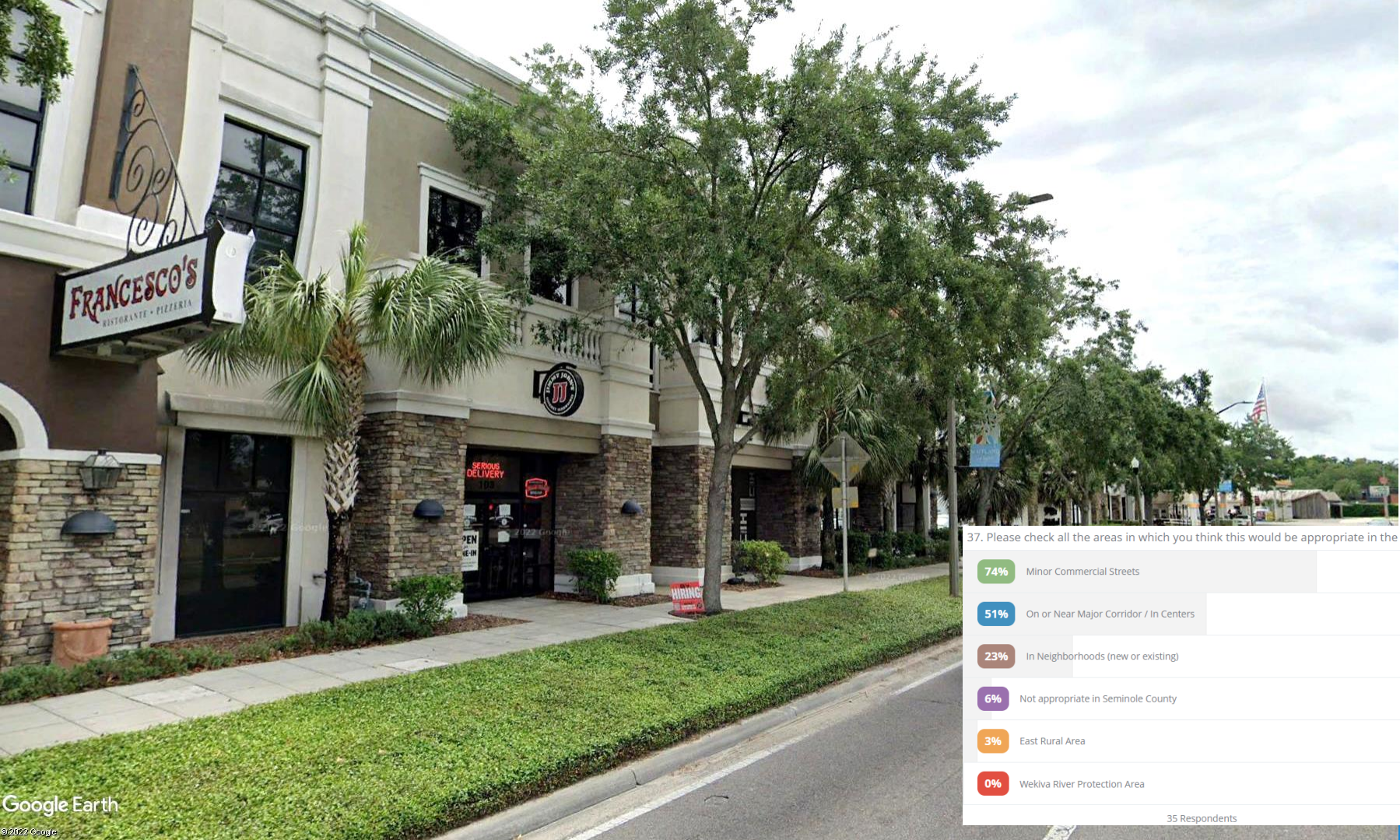




32. Please check all the areas in which you think this would be appropriate in the future.

74%	Minor Commercial Streets	26 ✓
40%	In Neighborhoods (new or existing)	14 ✓
20%	East Rural Area	7 ✓
17%	On or Near Major Corridor / In Centers	6 ✓
9%	Wekiva River Protection Area	3 ✓
9%	Not appropriate in Seminole County	3 ✓

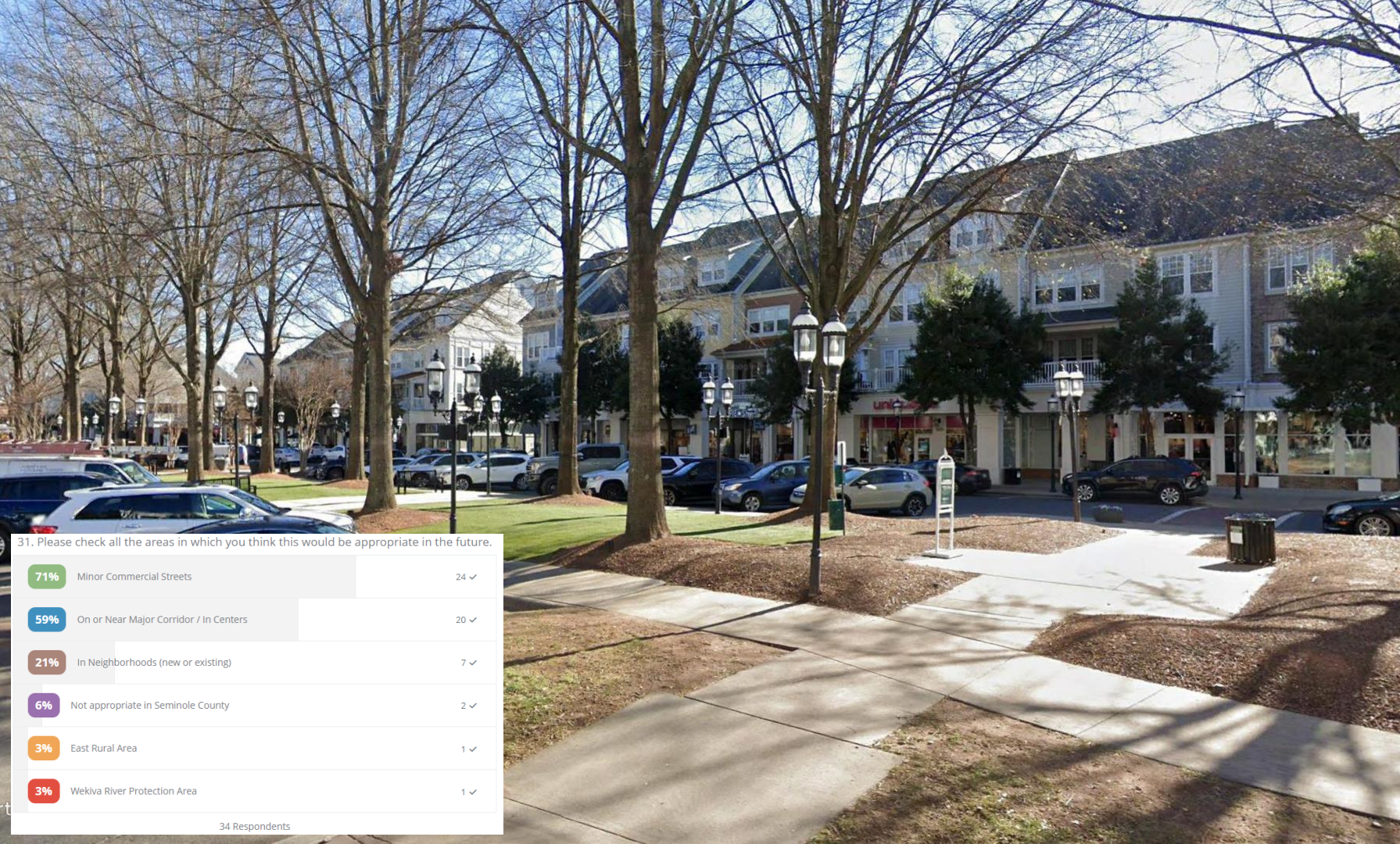
35 Respondents



37. Please check all the areas in which you think this would be appropriate in the future.

74%	Minor Commercial Streets	26 ✓
51%	On or Near Major Corridor / In Centers	18 ✓
23%	In Neighborhoods (new or existing)	8 ✓
6%	Not appropriate in Seminole County	2 ✓
3%	East Rural Area	1 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents



31. Please check all the areas in which you think this would be appropriate in the future.

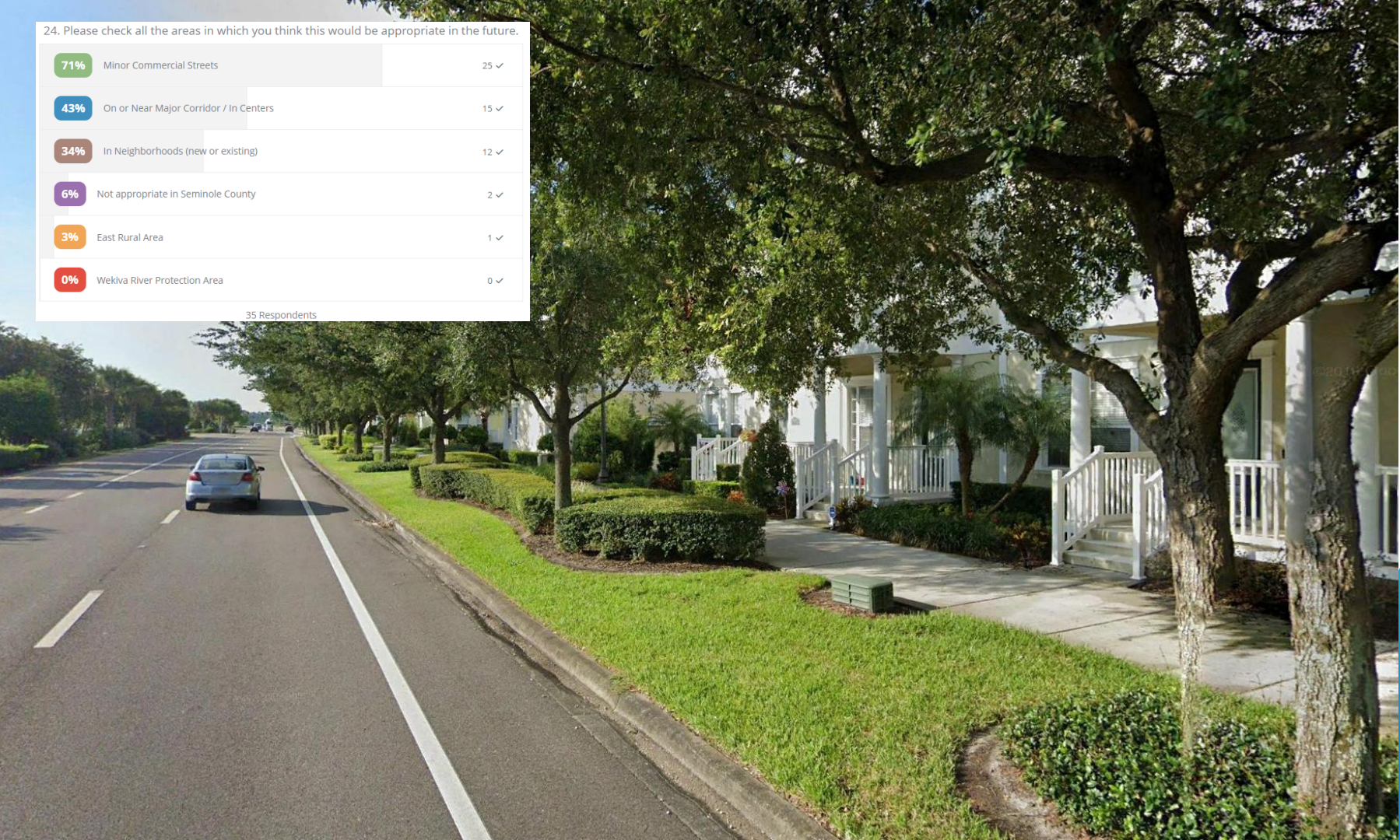
71%	Minor Commercial Streets	24 ✓
59%	On or Near Major Corridor / In Centers	20 ✓
21%	In Neighborhoods (new or existing)	7 ✓
6%	Not appropriate in Seminole County	2 ✓
3%	East Rural Area	1 ✓
3%	Wekiva River Protection Area	1 ✓

34 Respondents

24. Please check all the areas in which you think this would be appropriate in the future.

71%	Minor Commercial Streets	25 ✓
43%	On or Near Major Corridor / In Centers	15 ✓
34%	In Neighborhoods (new or existing)	12 ✓
6%	Not appropriate in Seminole County	2 ✓
3%	East Rural Area	1 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents



30. Please check all the areas in which you think this would be appropriate in the future.

71%	Minor Commercial Streets	24 ✓
71%	On or Near Major Corridor / In Centers	24 ✓
21%	In Neighborhoods (new or existing)	7 ✓
9%	Not appropriate in Seminole County	3 ✓
3%	East Rural Area	1 ✓
3%	Wekiva River Protection Area	1 ✓

34 Respondents

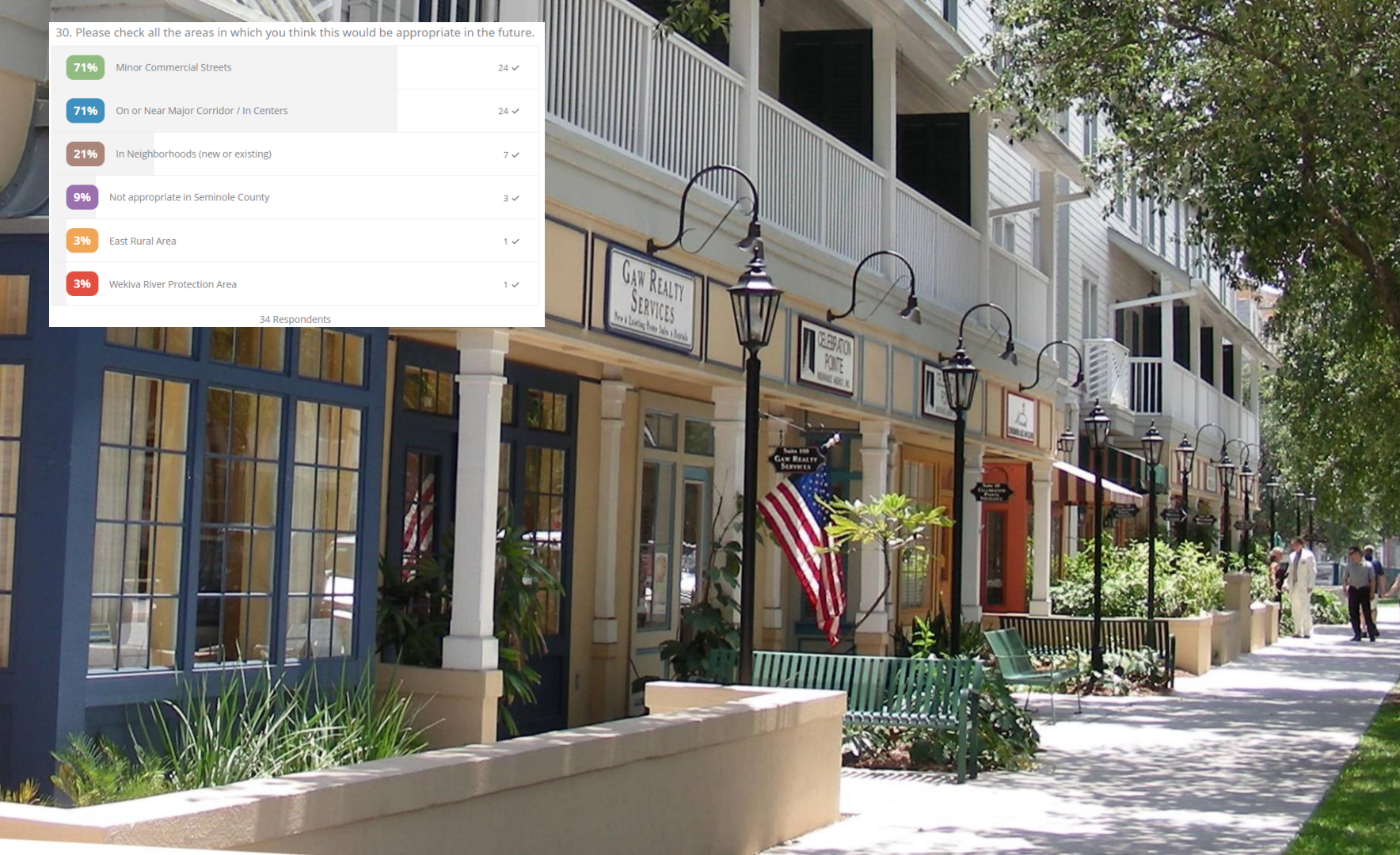


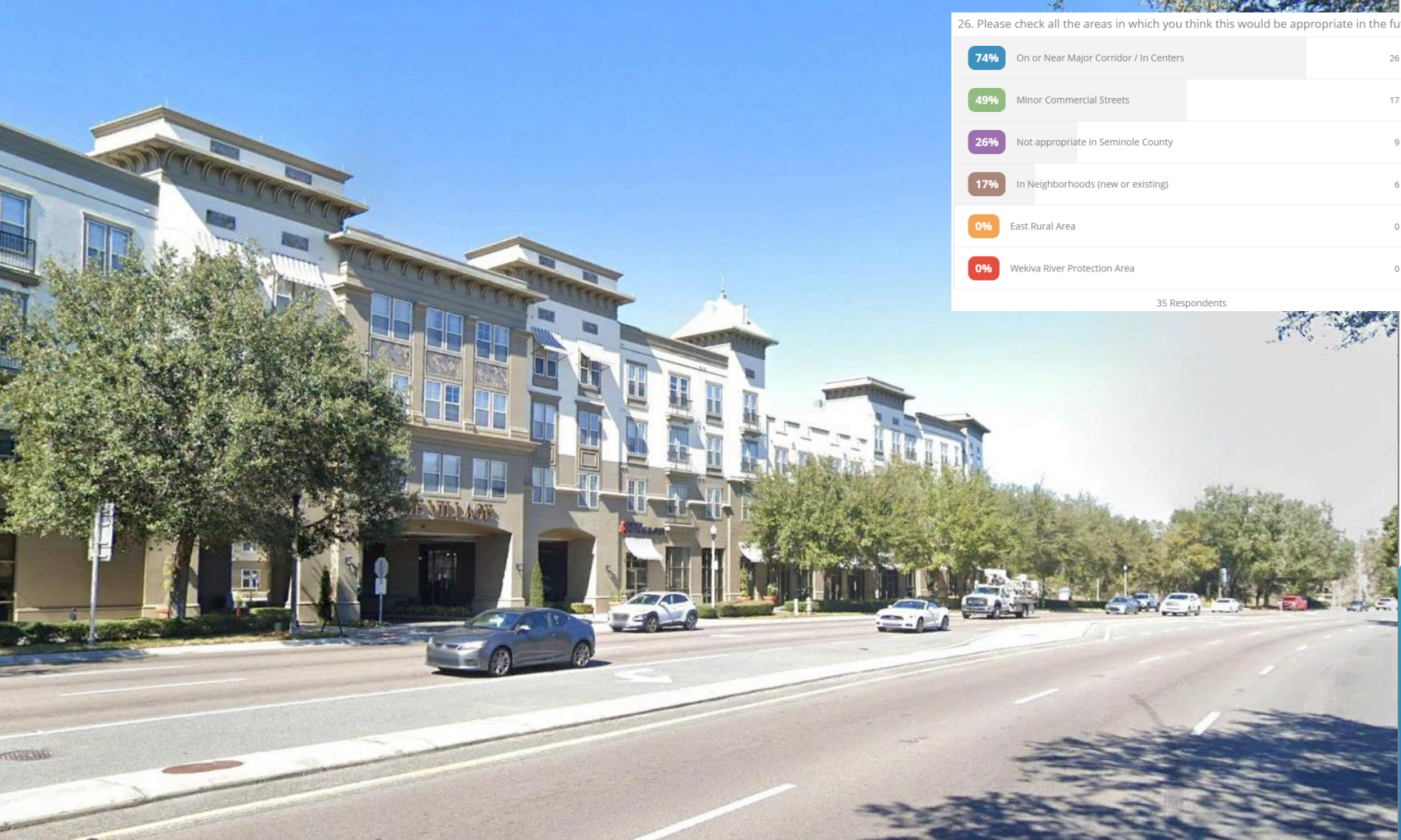
Photo Survey: Top-Rated Major Corridors and Centers

38. Please check all the areas in which you think this would be appropriate in the future.

80%	On or Near Major Corridor / In Centers	28 ✓
49%	Minor Commercial Streets	17 ✓
14%	Not appropriate in Seminole County	5 ✓
9%	In Neighborhoods (new or existing)	3 ✓
3%	East Rural Area	1 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents





26. Please check all the areas in which you think this would be appropriate in the future.

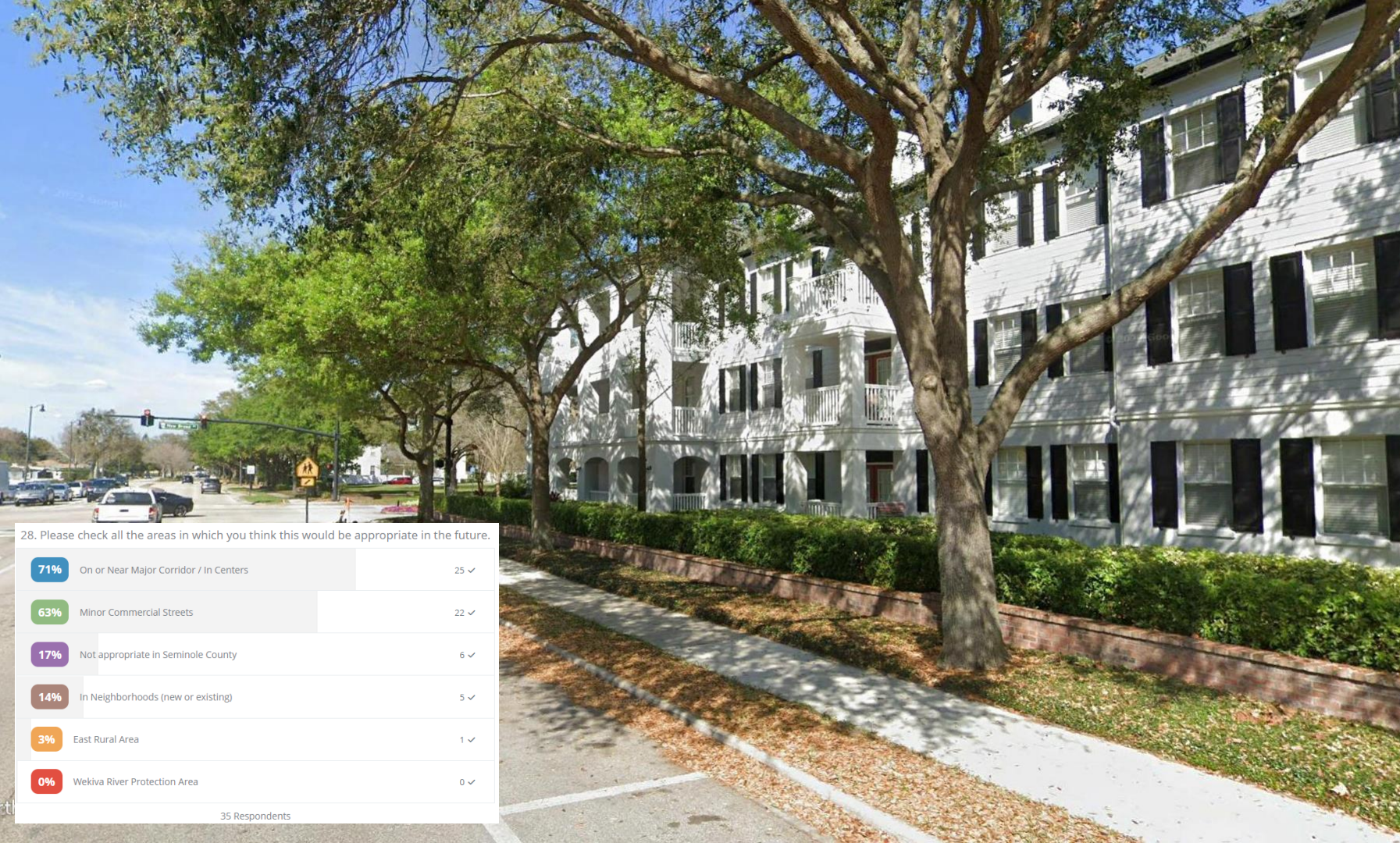
74%	On or Near Major Corridor / In Centers	26 ✓
49%	Minor Commercial Streets	17 ✓
26%	Not appropriate in Seminole County	9 ✓
17%	In Neighborhoods (new or existing)	6 ✓
0%	East Rural Area	0 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents

25. Please check all the areas in which you think this would be appropriate in the future.

71%	On or Near Major Corridor / In Centers	25 ✓
63%	Minor Commercial Streets	22 ✓
23%	Not appropriate in Seminole County	8 ✓
20%	In Neighborhoods (new or existing)	7 ✓
3%	East Rural Area	1 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents



28. Please check all the areas in which you think this would be appropriate in the future.

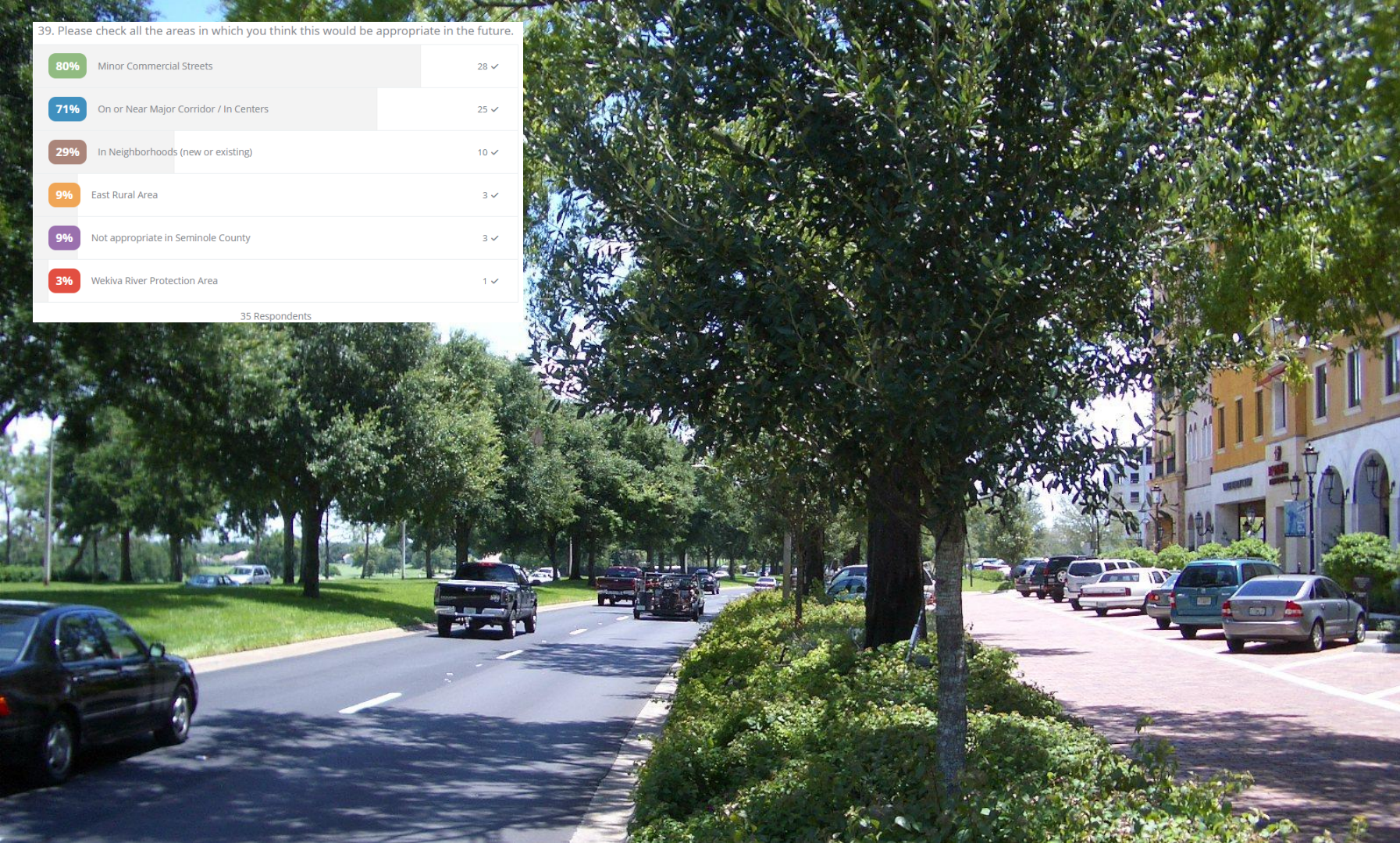
71%	On or Near Major Corridor / In Centers	25 ✓
63%	Minor Commercial Streets	22 ✓
17%	Not appropriate in Seminole County	6 ✓
14%	In Neighborhoods (new or existing)	5 ✓
3%	East Rural Area	1 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents

39. Please check all the areas in which you think this would be appropriate in the future.

80%	Minor Commercial Streets	28 ✓
71%	On or Near Major Corridor / In Centers	25 ✓
29%	In Neighborhoods (new or existing)	10 ✓
9%	East Rural Area	3 ✓
9%	Not appropriate in Seminole County	3 ✓
3%	Wekiva River Protection Area	1 ✓

35 Respondents

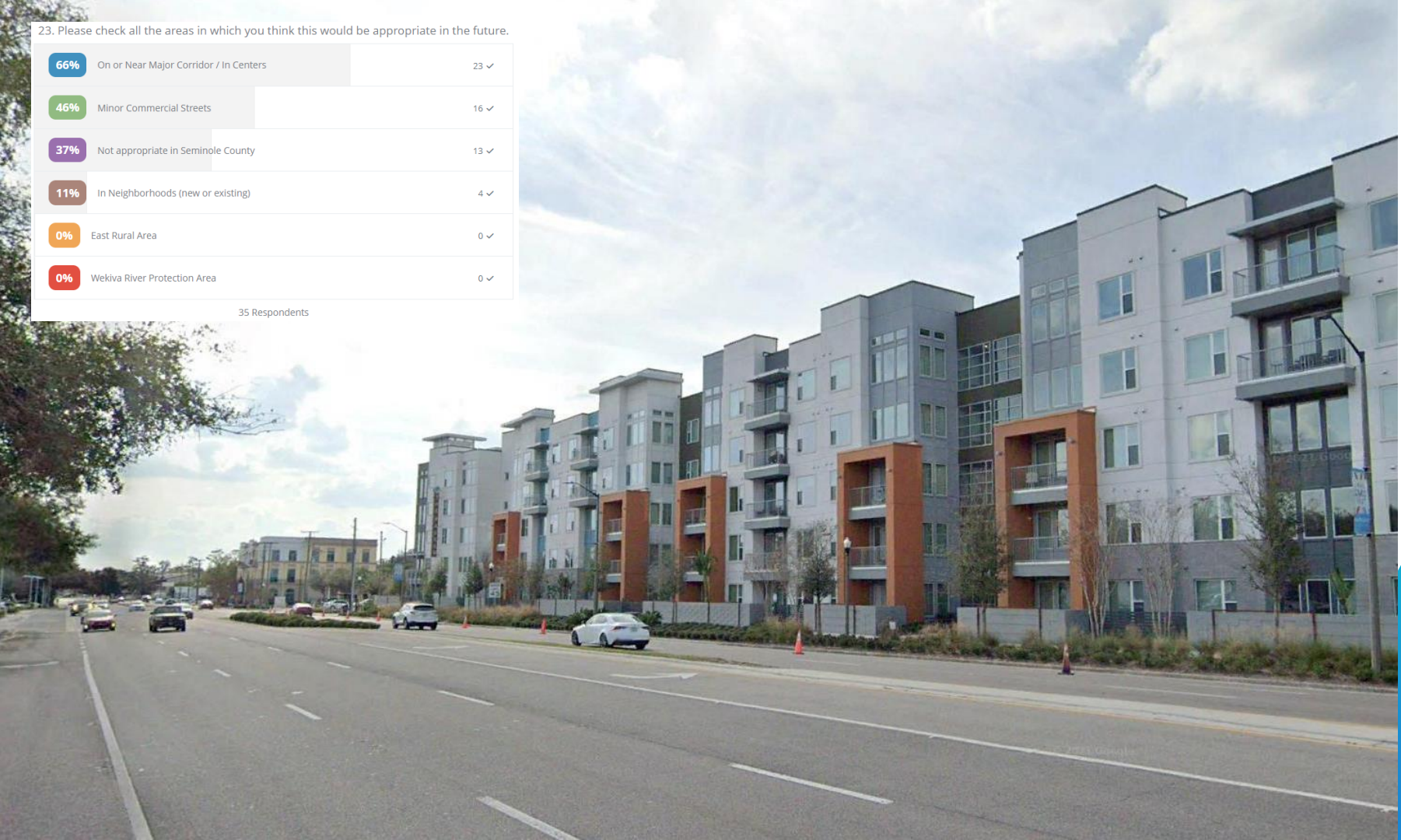


**Photo Survey: Top-Rated
Not Appropriate**

23. Please check all the areas in which you think this would be appropriate in the future.

66%	On or Near Major Corridor / In Centers	23 ✓
46%	Minor Commercial Streets	16 ✓
37%	Not appropriate in Seminole County	13 ✓
11%	In Neighborhoods (new or existing)	4 ✓
0%	East Rural Area	0 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents





42. Please check all the areas in which you think this would be appropriate in the future.

52%	On or Near Major Corridor / In Centers	16 ✓
45%	Minor Commercial Streets	14 ✓
26%	Not appropriate in Seminole County	8 ✓
23%	In Neighborhoods (new or existing)	7 ✓
3%	East Rural Area	1 ✓
0%	Wekiva River Protection Area	0 ✓

31 Respondents



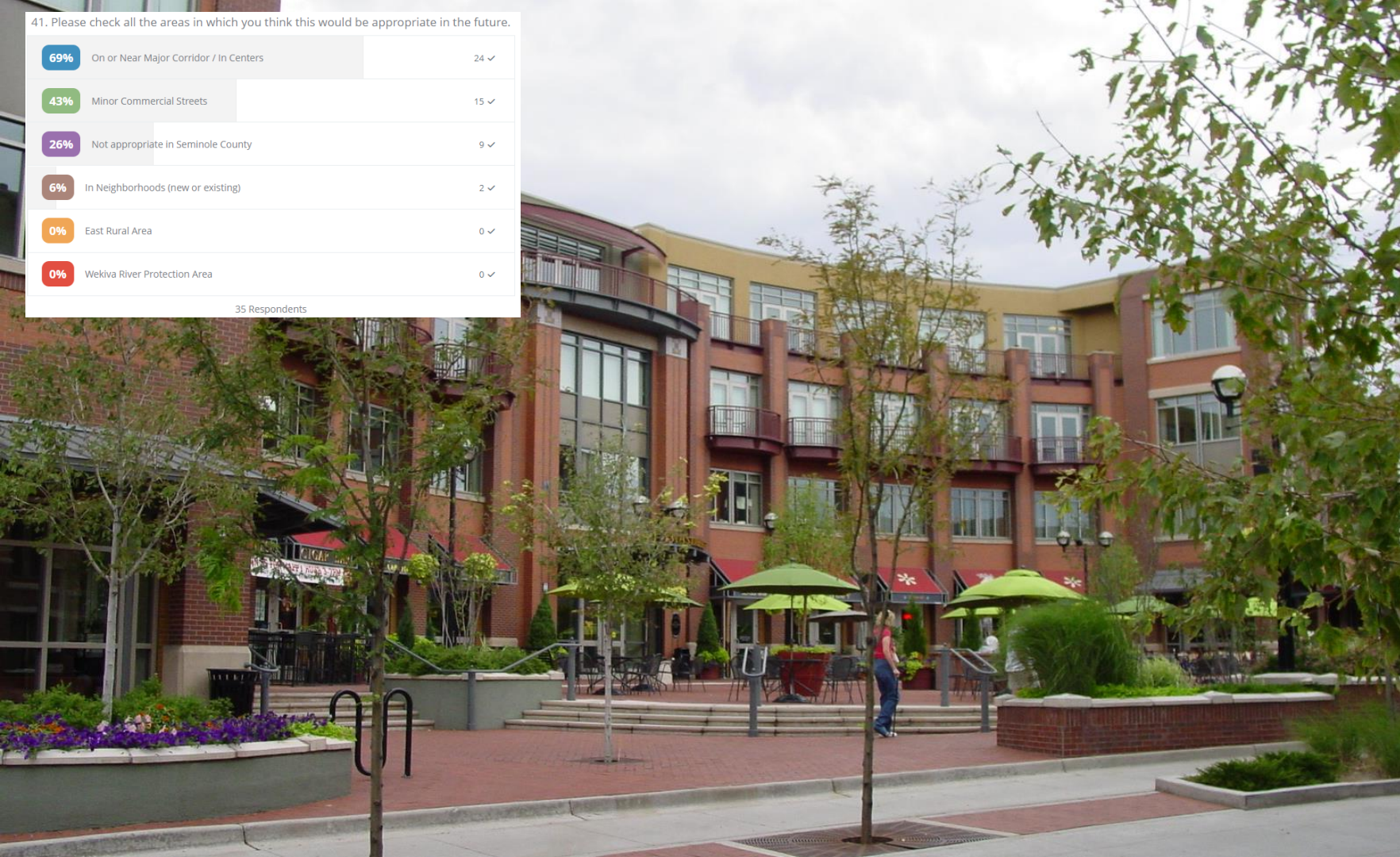
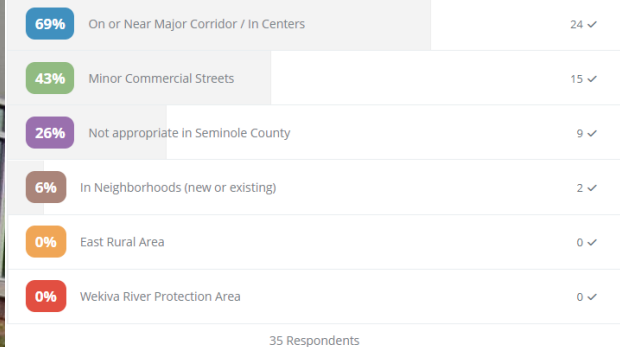
26. Please check all the areas in which you think this would be appropriate in the future.

74%	On or Near Major Corridor / In Centers	26 ✓
49%	Minor Commercial Streets	17 ✓
26%	Not appropriate in Seminole County	9 ✓
17%	In Neighborhoods (new or existing)	6 ✓
0%	East Rural Area	0 ✓
0%	Wekiva River Protection Area	0 ✓

35 Respondents



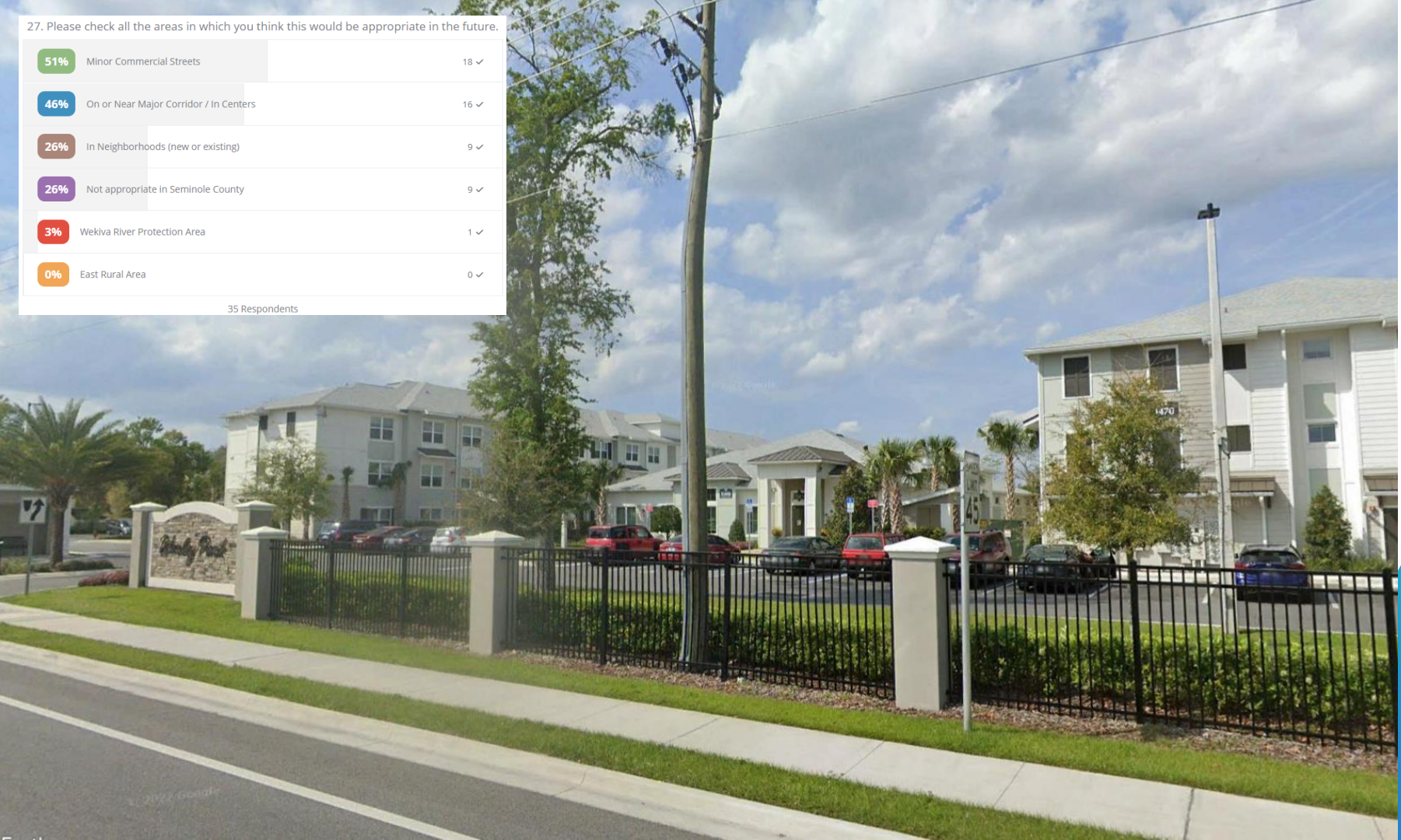
41. Please check all the areas in which you think this would be appropriate in the future.



27. Please check all the areas in which you think this would be appropriate in the future.

51%	Minor Commercial Streets	18 ✓
46%	On or Near Major Corridor / In Centers	16 ✓
26%	In Neighborhoods (new or existing)	9 ✓
26%	Not appropriate in Seminole County	9 ✓
3%	Wekiva River Protection Area	1 ✓
0%	East Rural Area	0 ✓

35 Respondents



Map Survey Results

(survey still open as of print date)



**Looking
to 2045**

Past 20 Years

- The County (including cities) added ~105,000 new residents from 2000-2020
- The County (including cities) urbanized approximately 11,500 acres from 2001-2019 or ~0.11 acres per new resident

Anticipated Market Demand

- BEBR* estimates Seminole County will add approximately 90,000 new residents (18% increase) by 2045
- ~ 40,000 in the unincorporated area**
- ~40,000 residents = ~16,000 new homes

*Florida's Bureau of Economic and Business Research

** Balmoral Group

Planning for new residents

■ What does 16,000 new homes look like?

- @ 3 acre lots: 48,000 acres
- @ LDR: 4,000 acres
- @ HDR: 320-800 acres

e.g. 54 new apartment communities

- And many more options and combinations of options



Florida Statute Requirements

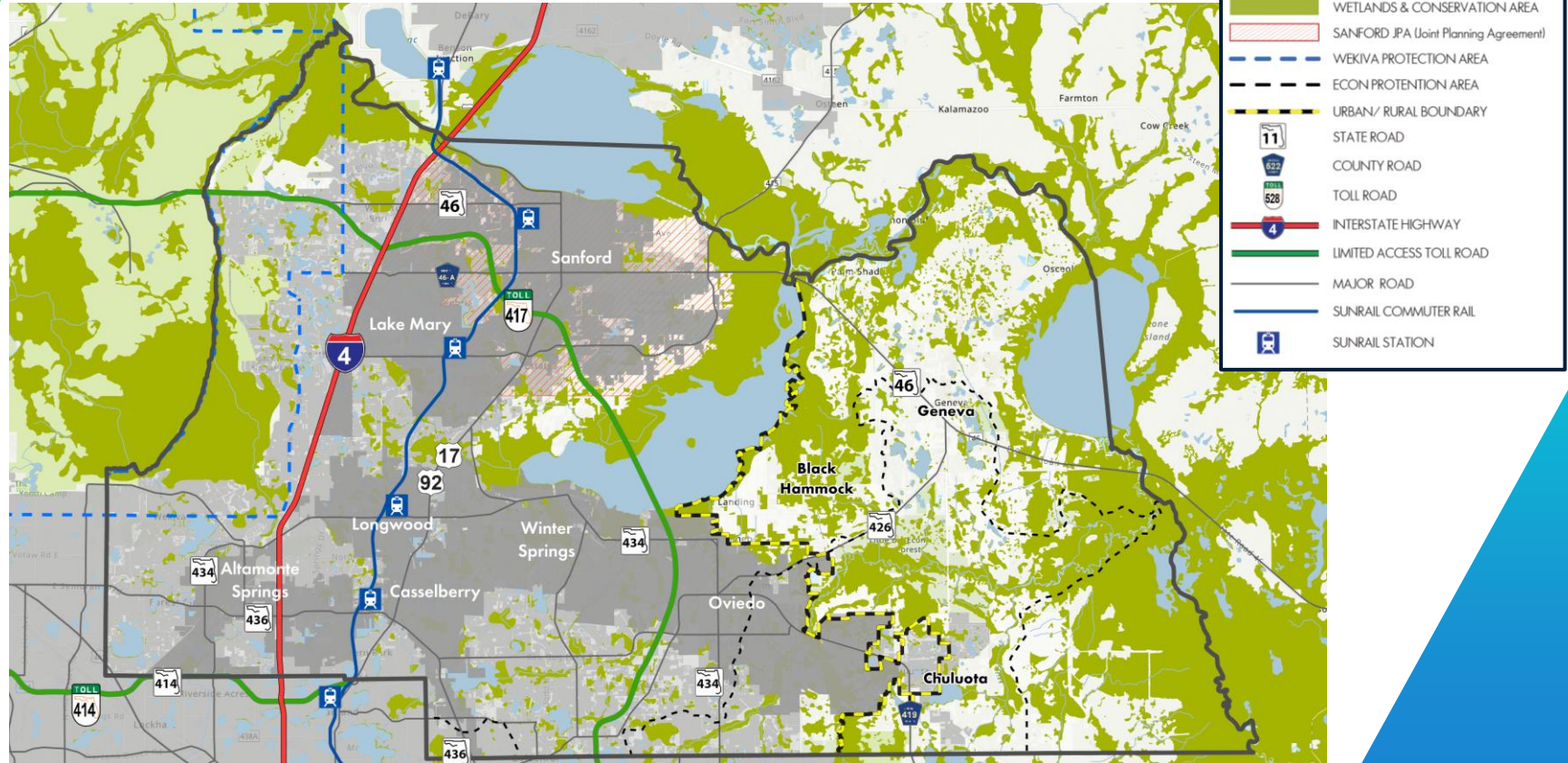
- The comprehensive plan shall be based upon permanent and seasonal population estimates and projections.
- The plan must be based on at least the minimum amount of land required to accommodate the medium population projections

F.S. 163.3177

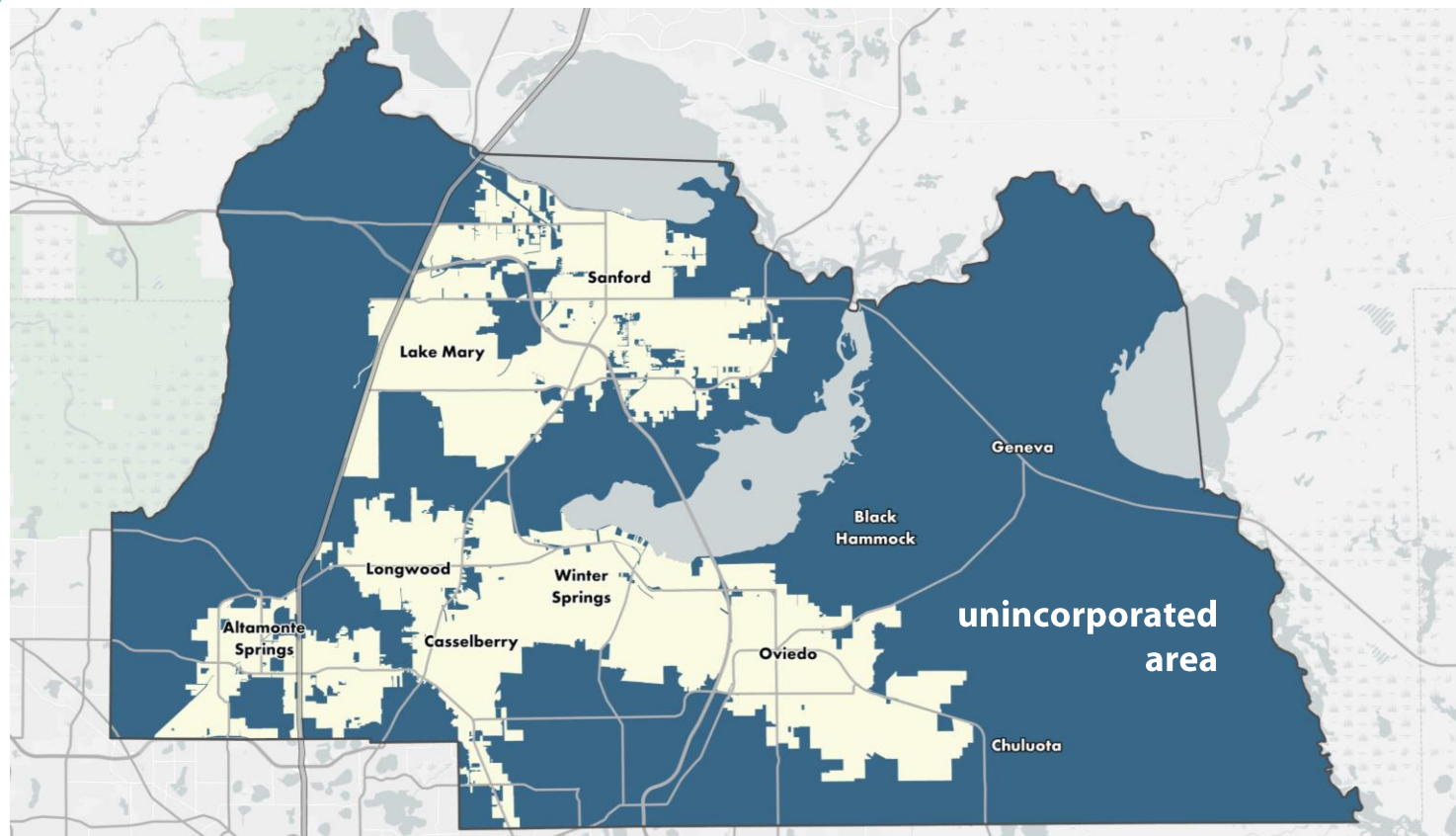
Geographic Analysis



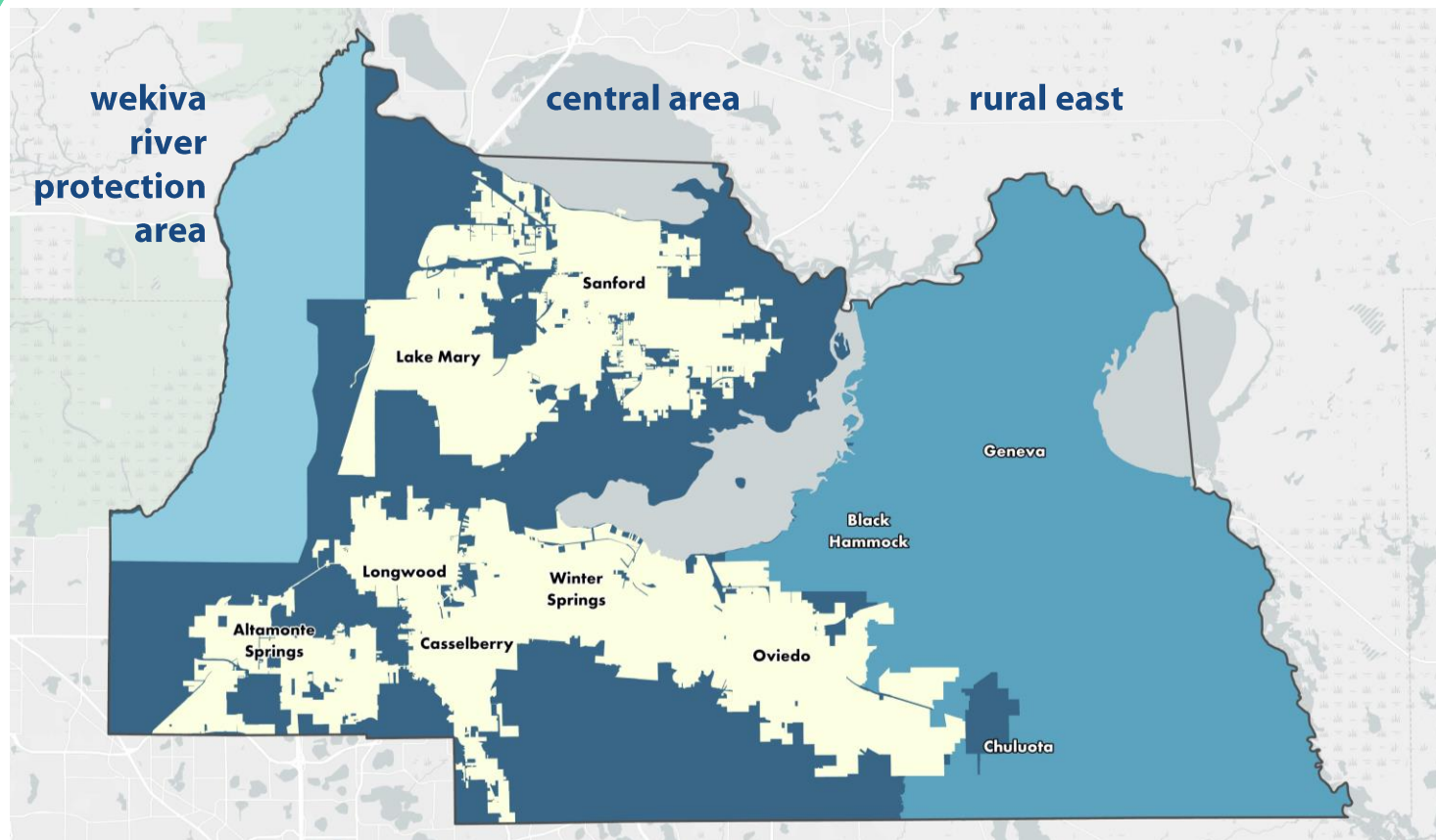
Seminole County Geography



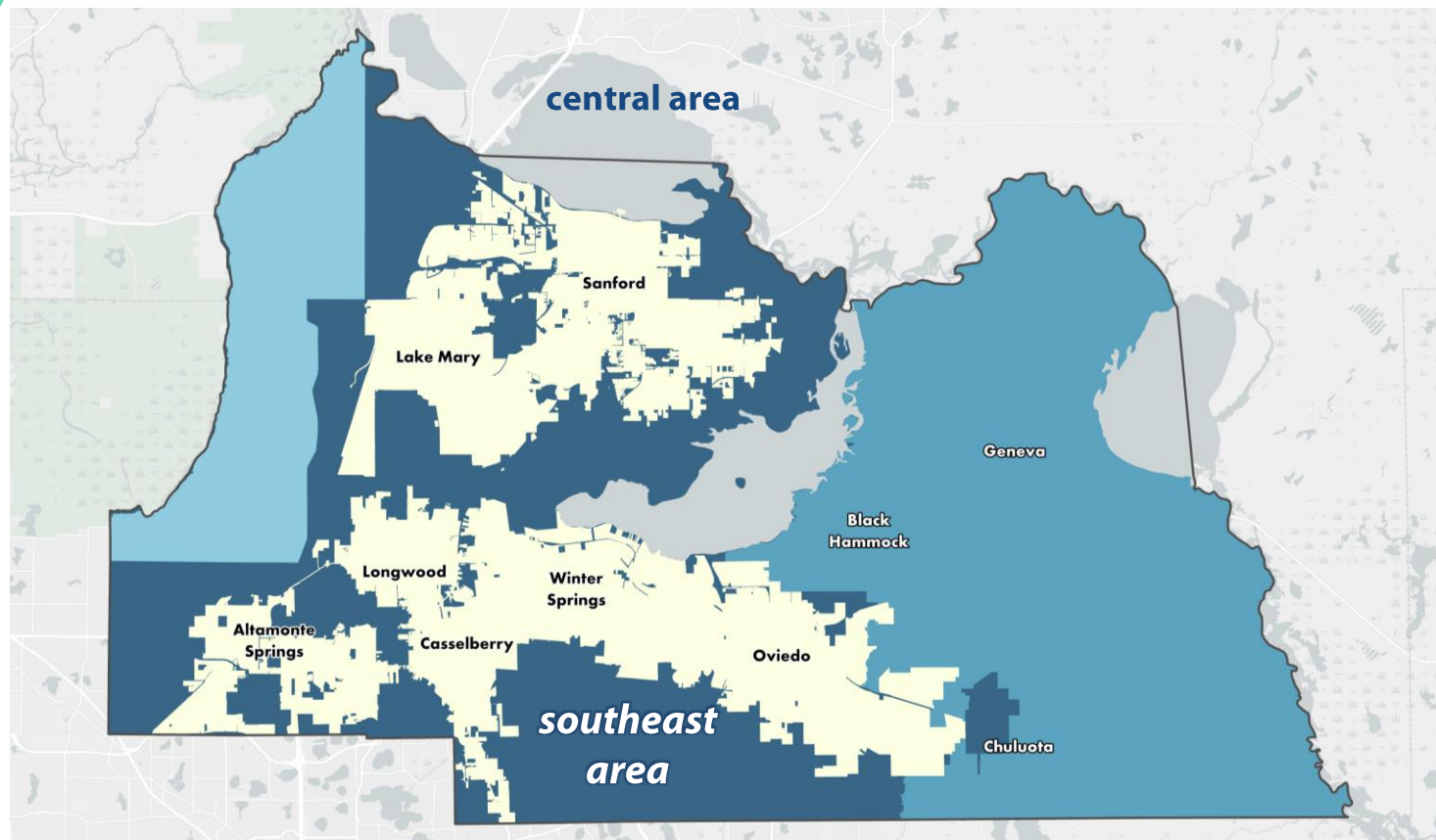
Unincorporated area



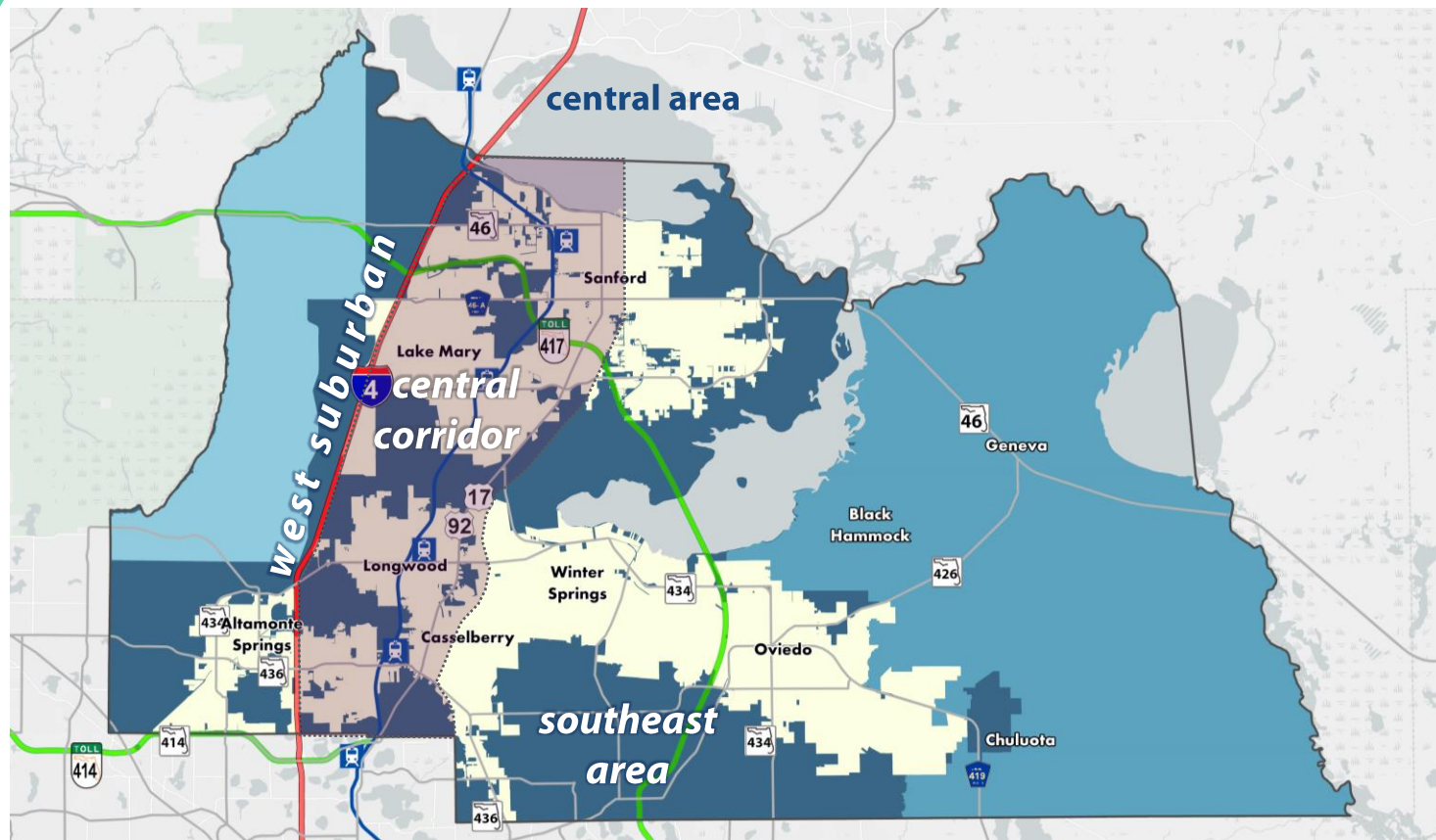
County subareas



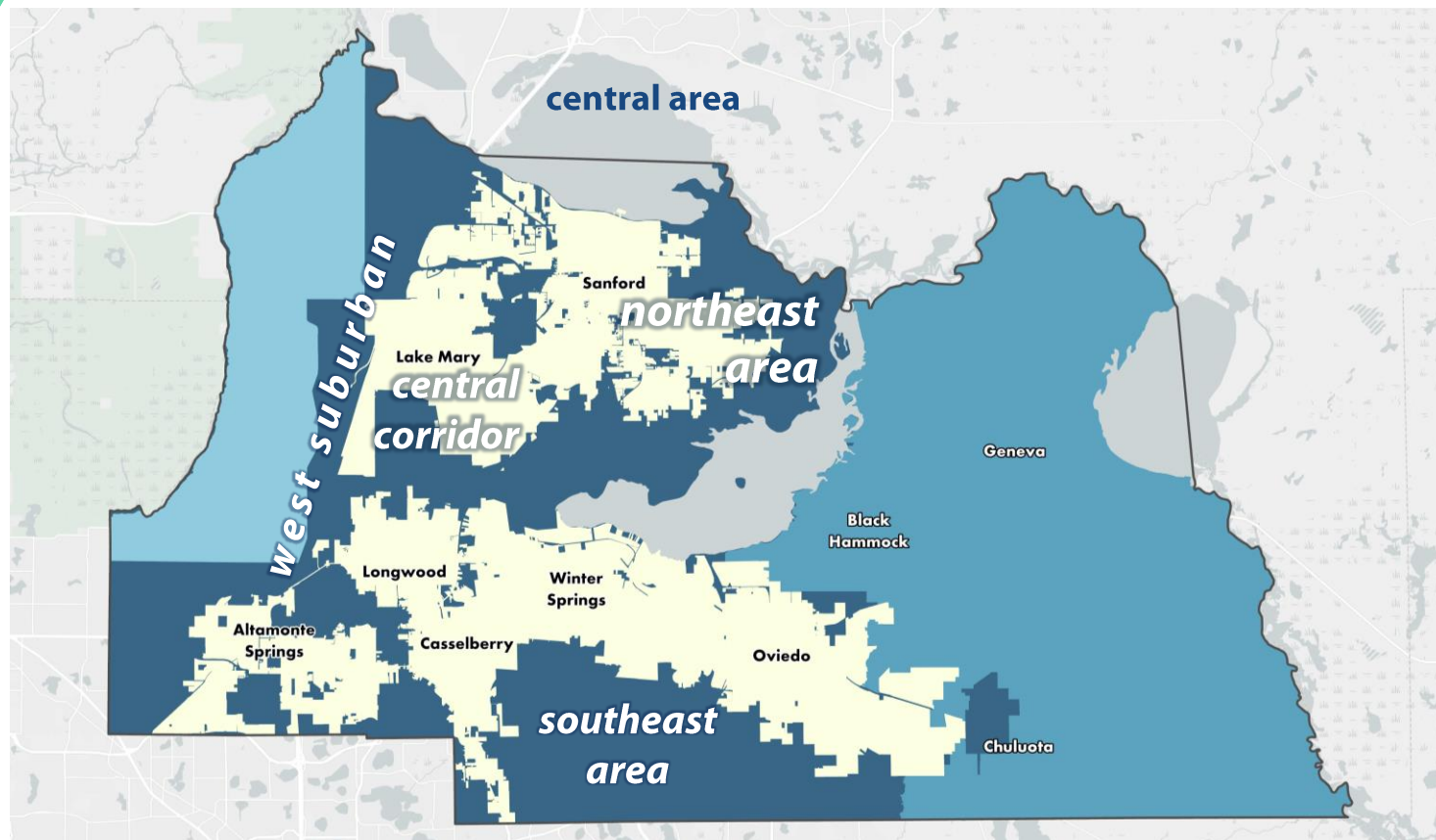
Urban subareas (preliminary)



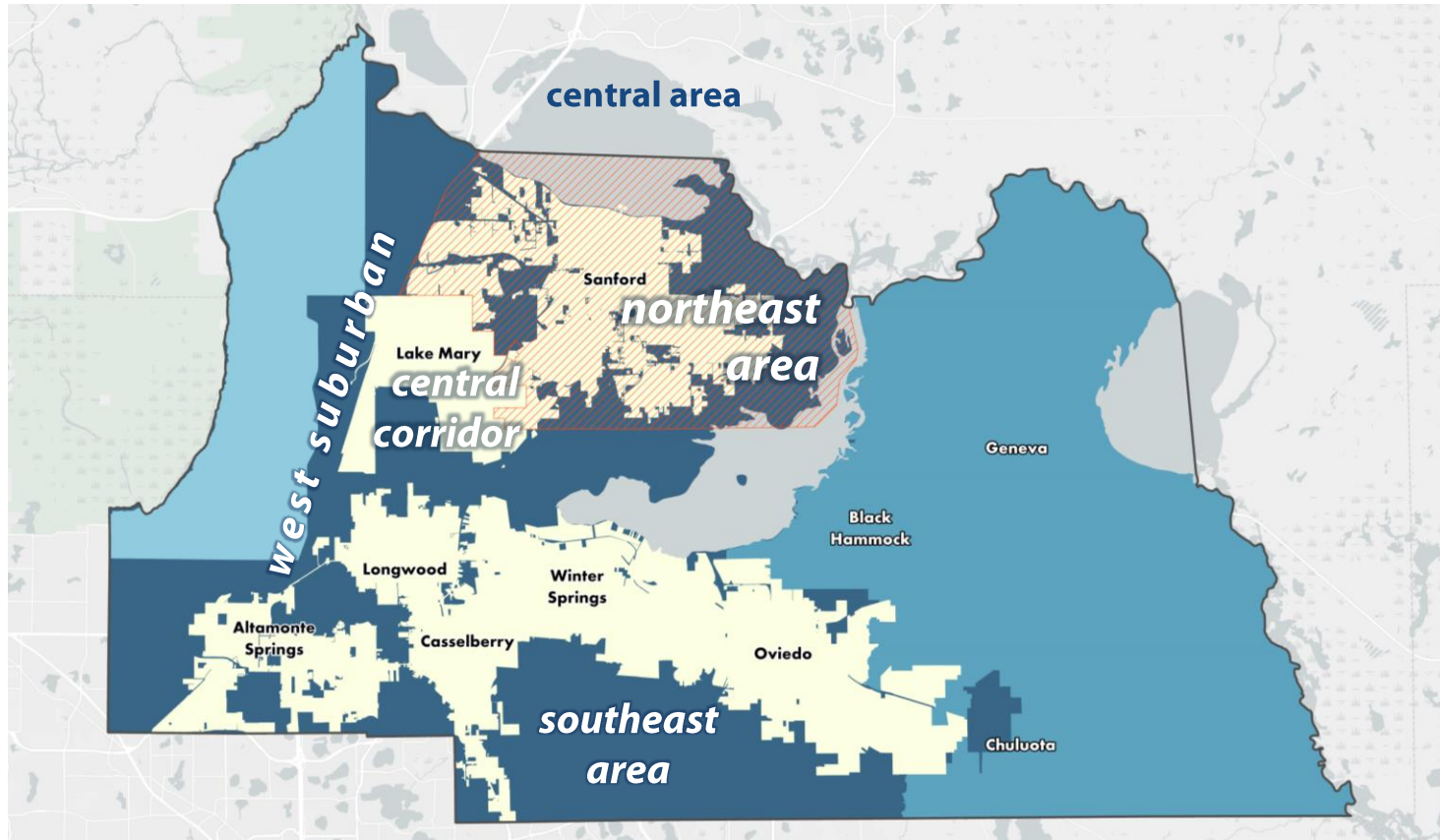
Urban subareas (preliminary)



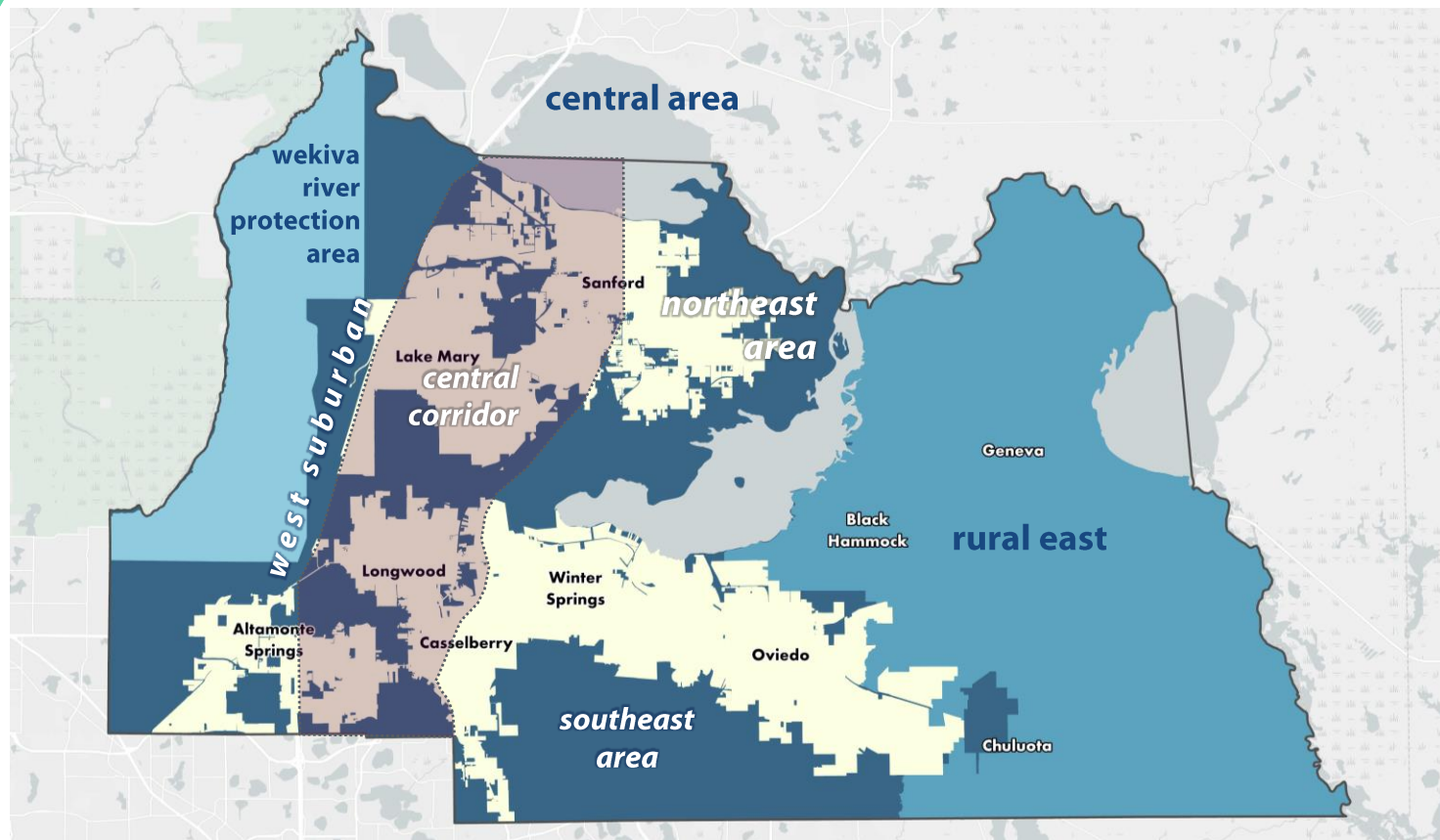
Urban subareas (preliminary)



Joint Planning Area (Sanford)



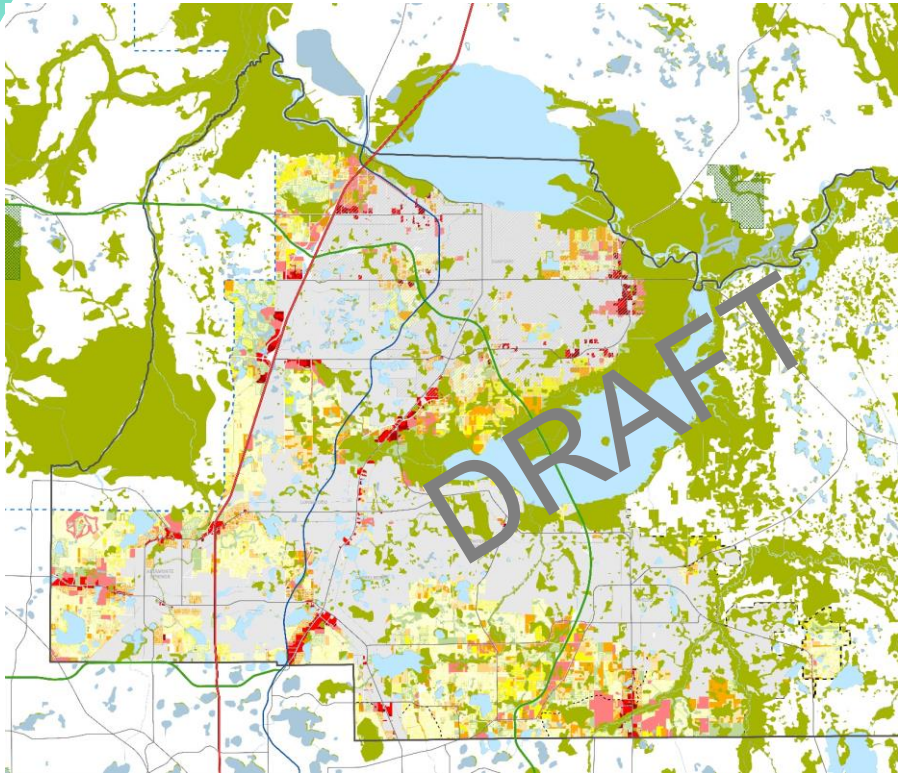
Urban subareas (preliminary)



Geographic Change Analysis

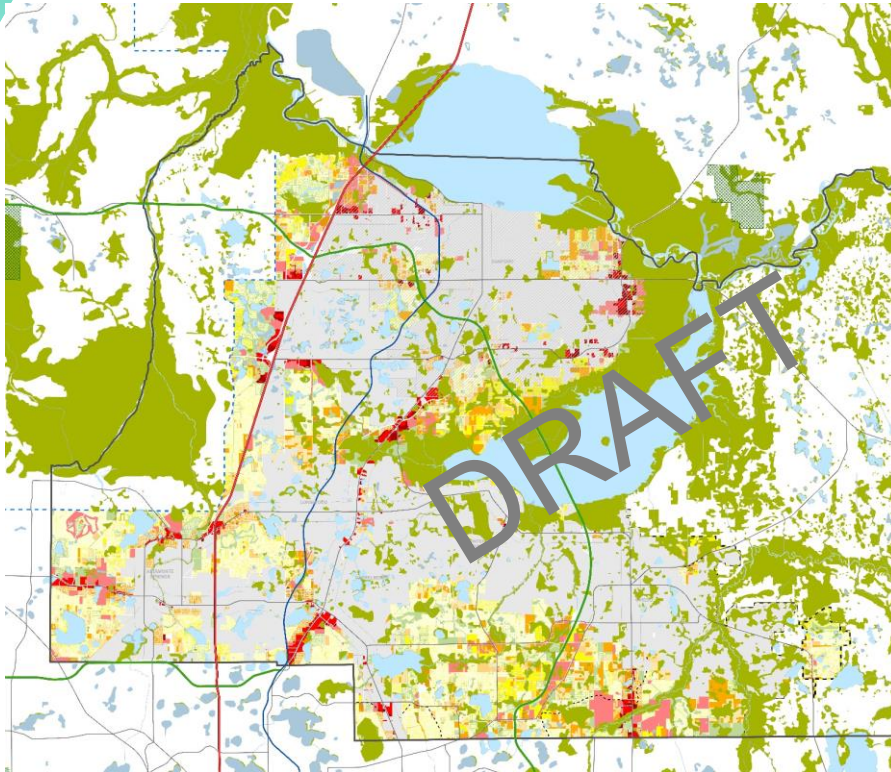


Geographic analysis: Central Area



- Intent of analysis:
Primarily identifies what **could** happen NOT what **should** happen
- Once we know what **could** happen, policies can encourage or discourage potential outcomes

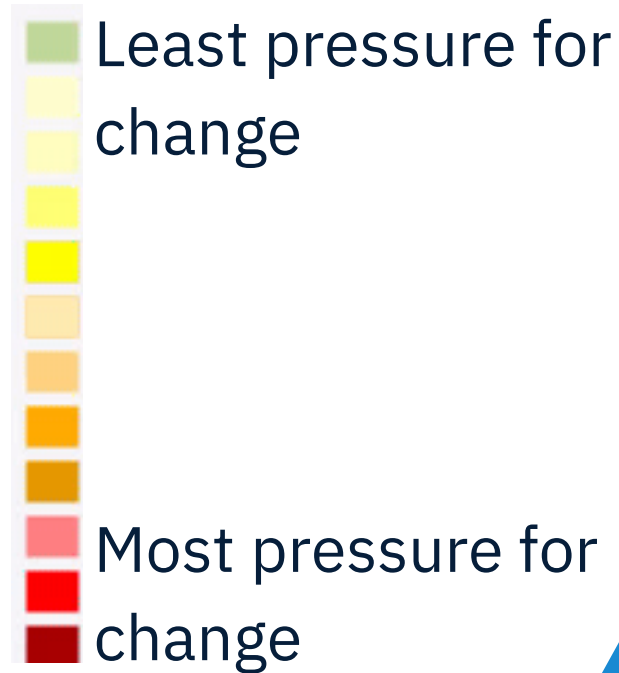
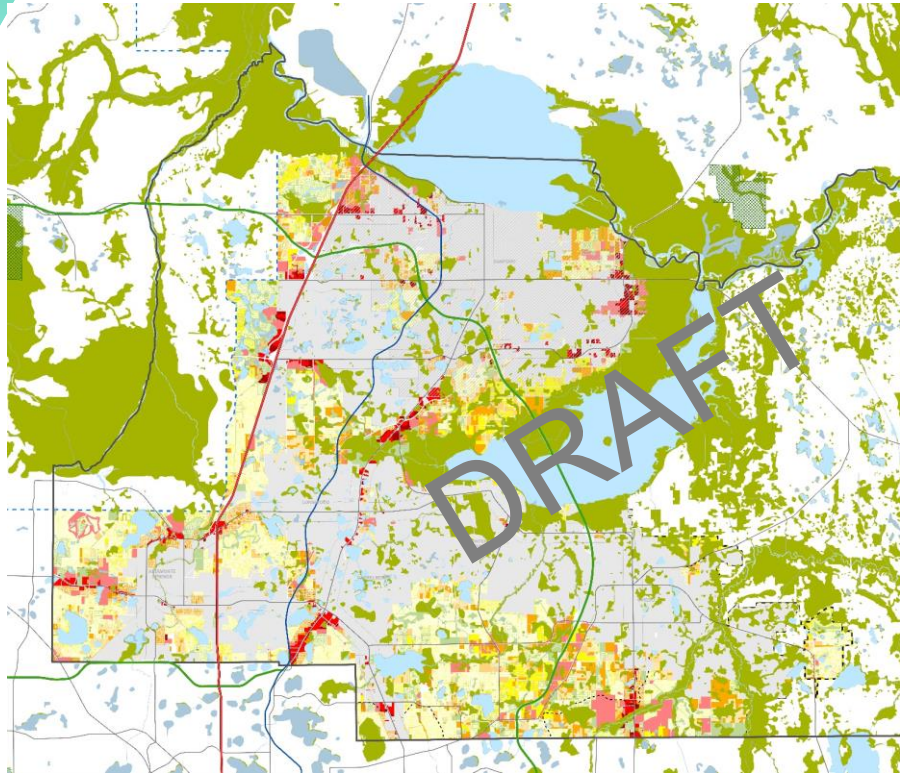
Geographic analysis: Central Area



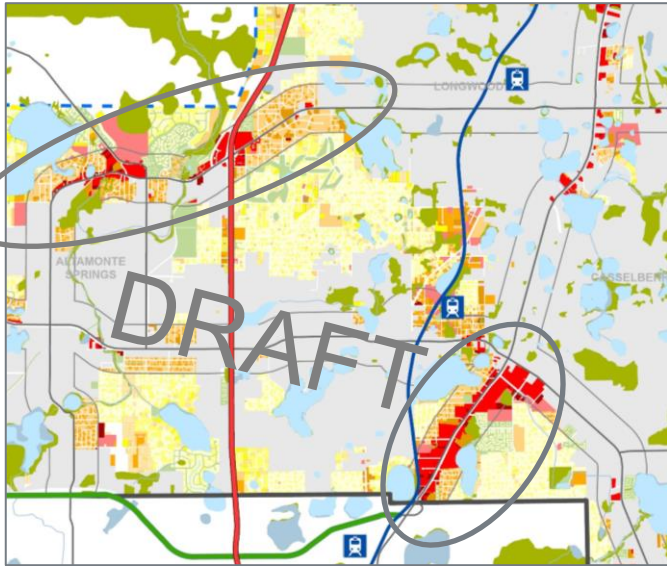
Sample analysis factors:

- Policies encourage growth in Centers and Corridors
- Non-residential vs. residential areas
- Areas with additional development potential in the comprehensive plan
- Homeowners vs. Rentals
- Vacant land

Geographic analysis: Central Area



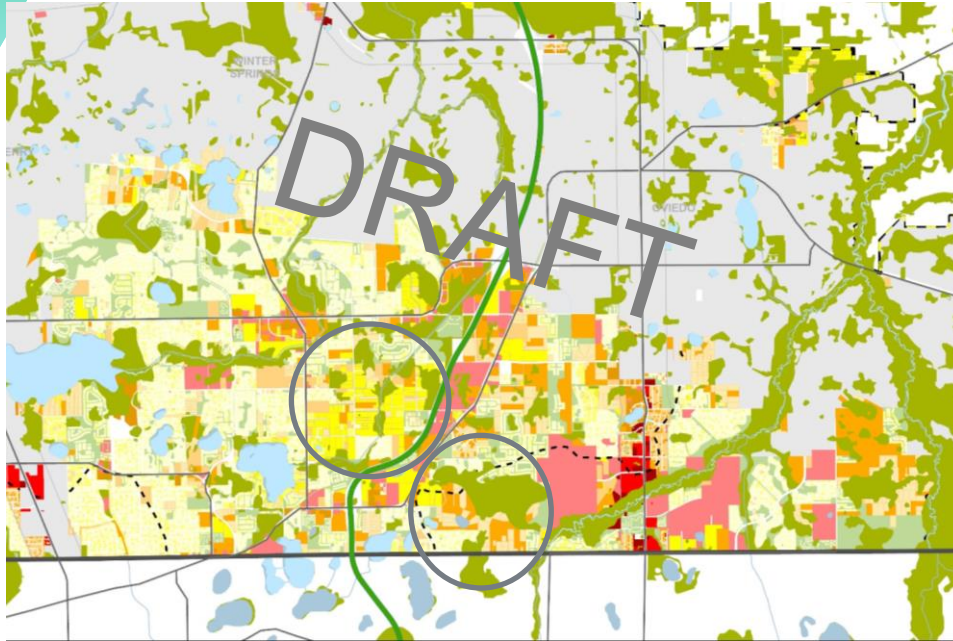
Geographic analysis: Central Area



Central Corridor

- Is the Major Centers & Corridors Overlay working?
- What can be done to accelerate redevelopment of multimodal communities in these areas?

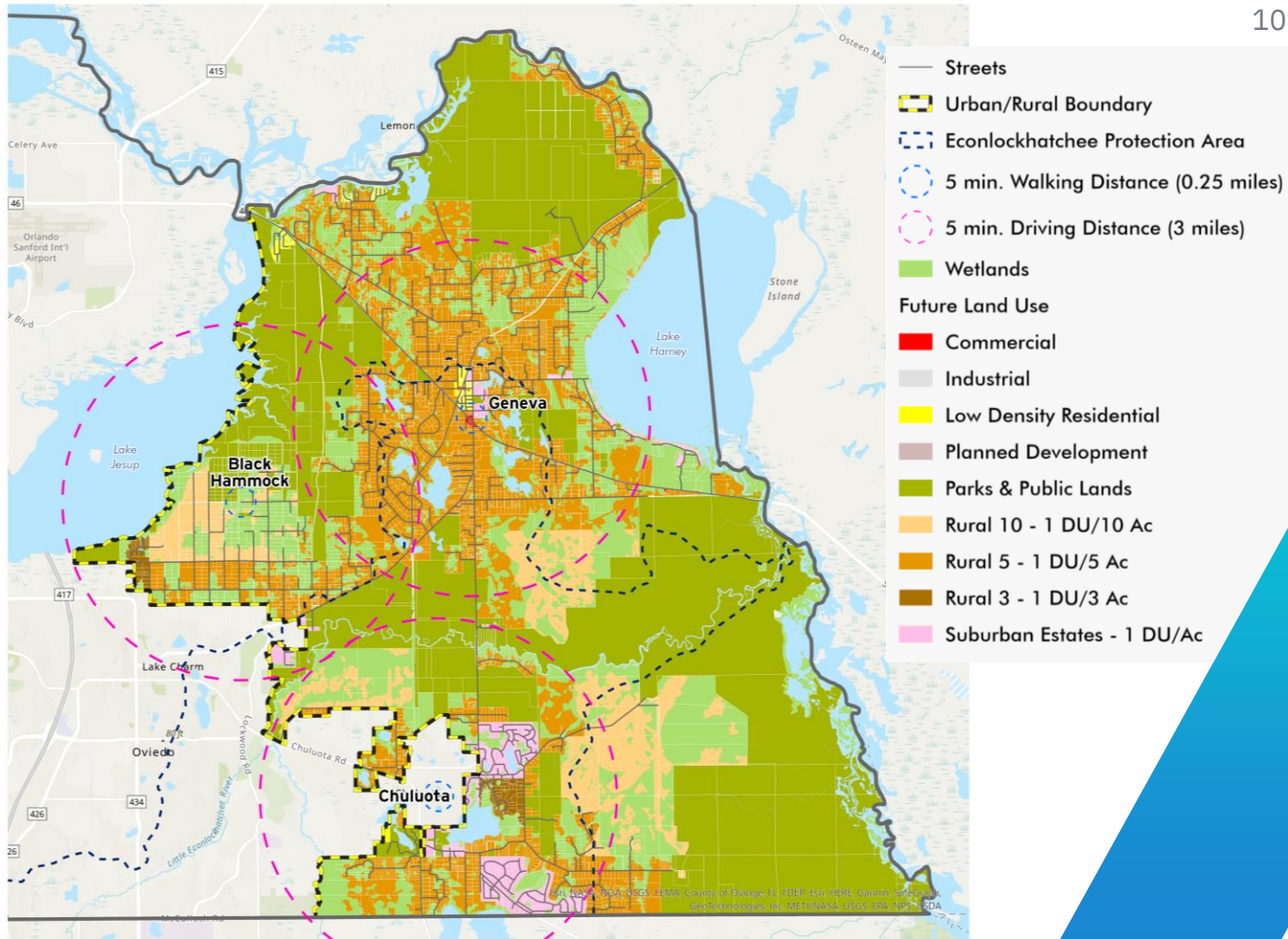
Geographic analysis: Central Area



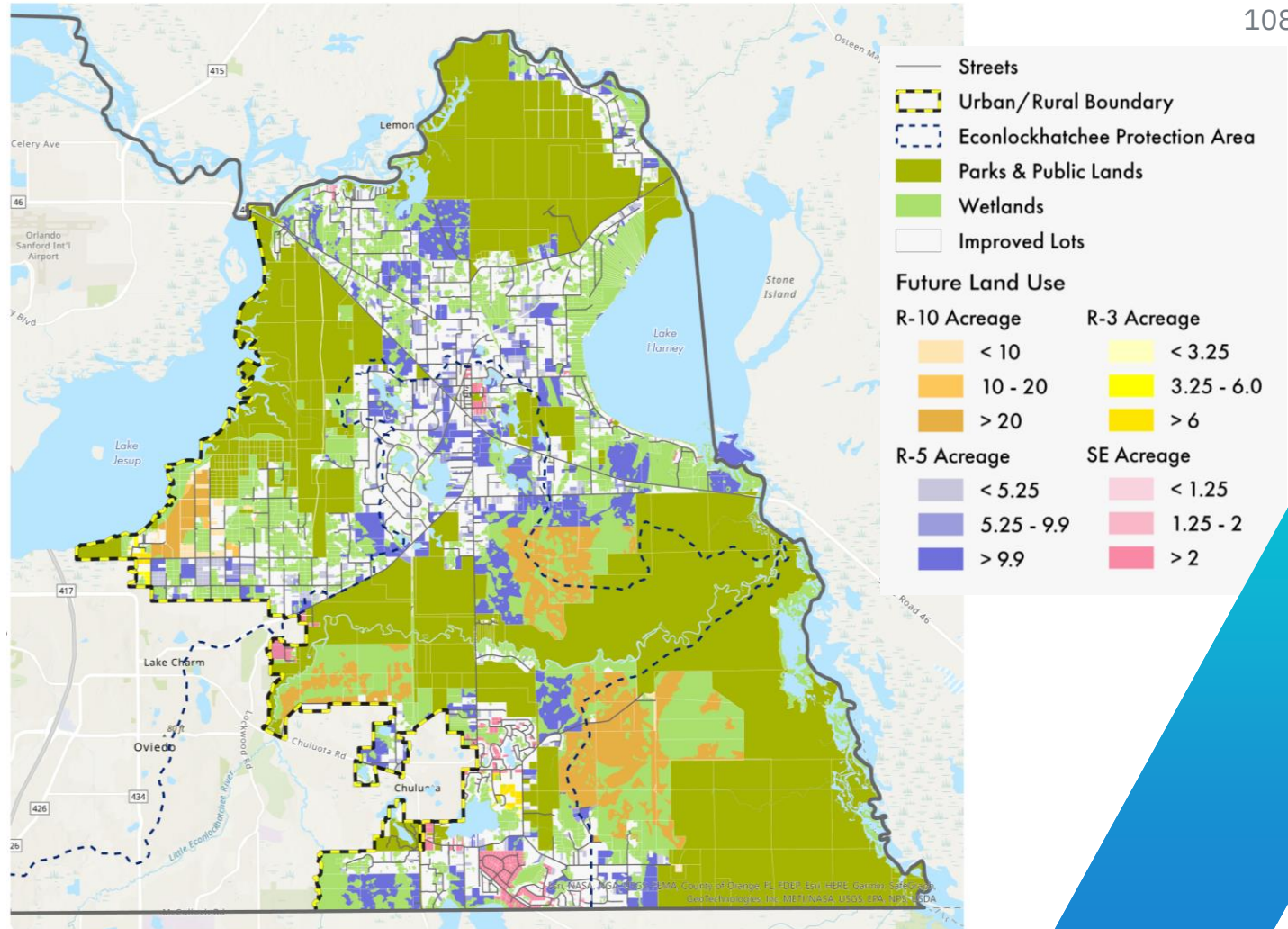
Southeast Area

- Larger lots in urban area may see development pressure

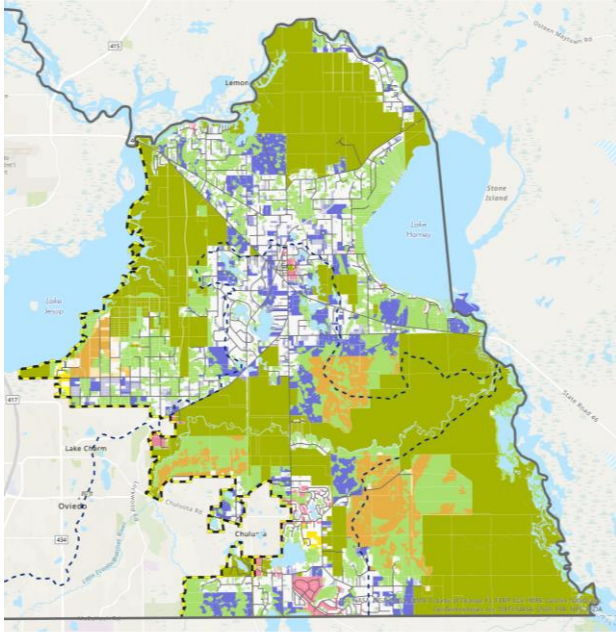
Geographic Analysis: East Rural Area



Geographic Analysis: East Rural Area



What does it mean?



Under the existing Future Land Use Districts*

- Existing unbuilt lots:
 - Estimated ~ 1,000 homes*
- Additional larger properties with potential to subdivide

*Estimated based on property appraiser data and environmental data. May be reduced by additional restrictions.

Key Issues

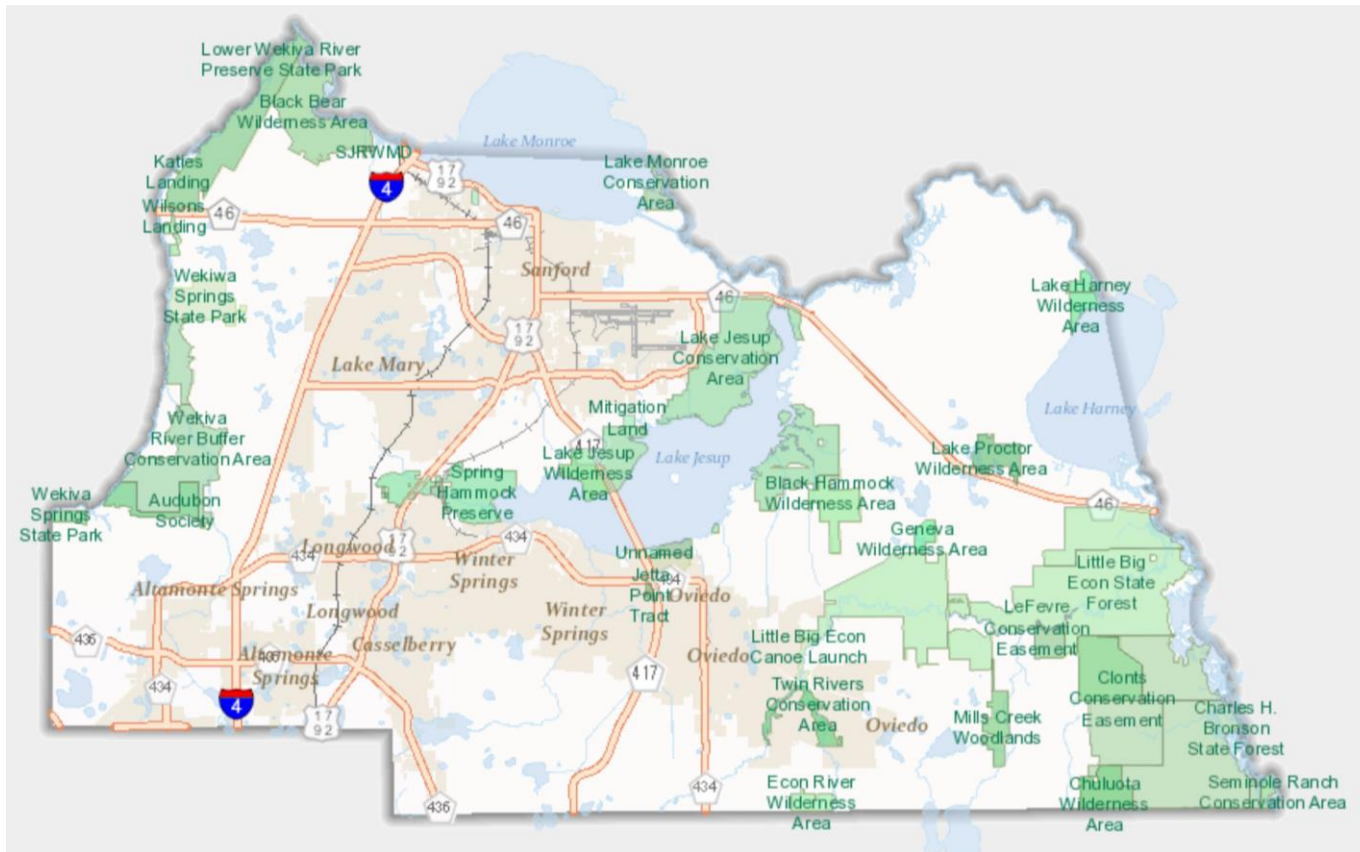


Natural Lands

Natural Lands Program

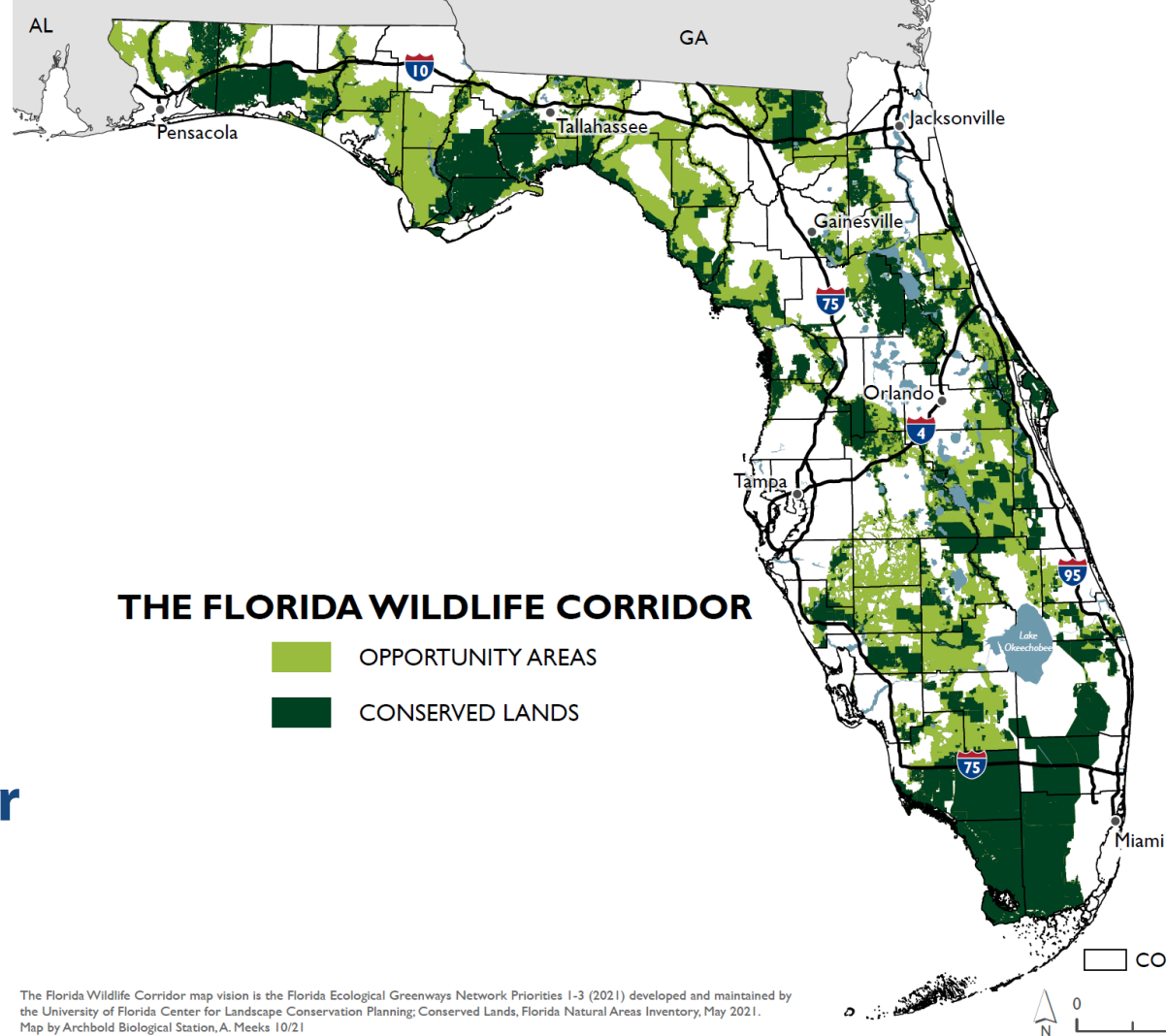
- The Natural Lands Program was established in 1990 by a voter approved referendum. The money was used to purchase lands for the purposes of preservation, recreation and education. The Natural Lands now consist of over 6,600 acres of preserved land. The largest parcels are called wilderness areas.

Natural Lands Program



Natural Lands Program

- The 1990 Natural Lands Program has finished purchasing lands.
- Is it time for another Natural Lands Program?
- Purpose and intent of another program?



The Florida Wildlife Corridor SB 976 (2021)

The Florida Wildlife Corridor map vision is the Florida Ecological Greenways Network Priorities 1-3 (2021) developed and maintained by the University of Florida Center for Landscape Conservation Planning; Conserved Lands, Florida Natural Areas Inventory, May 2021. Map by Archbold Biological Station, A. Meeks 10/21



Business As Usual

Business As Usual

- Key takeaway from the Future Land Use Analysis:
 - Business as usual would absorb nearly all undeveloped land in the Central Area.
 - Current FLUM permits more than is being used

Table 2: Historical Average Residential Density, per area since 1991

Area	Average Residential Development Density
Countywide Urban Area	5.1 DU/ACRE
Unincorporated Urban Area	3.4 DU/ACRE

Business As Usual

- Is there a desire to slow conversion of vacant / agricultural land in the Central Area?
- Is there a desire to shift to more infill/redevelopment?
- What are the barriers to maximizing redevelopment / increasing average density of development under the current FLU designations?



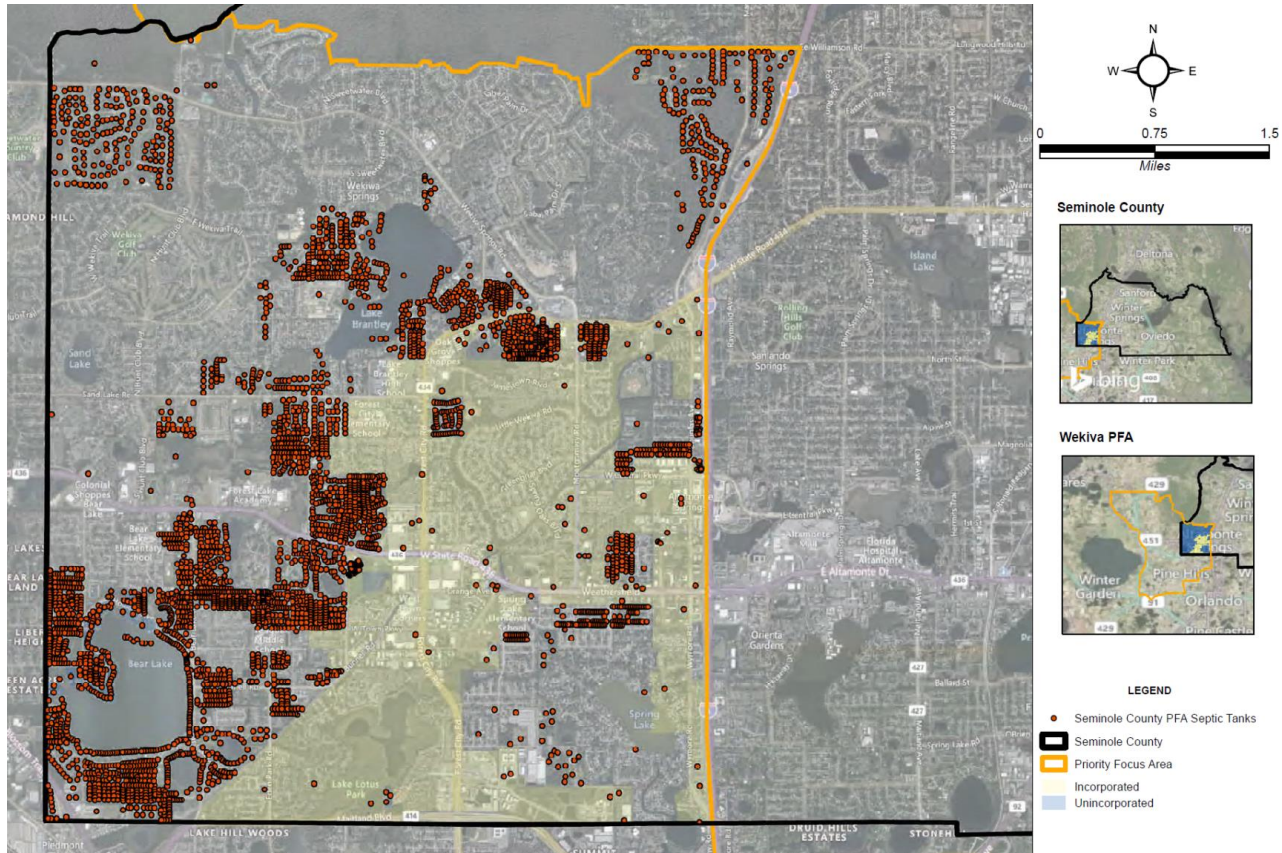
Water



Water

- Water Quality: Protecting Lakes and Rivers
 - Overall Impact of Development
 - Septic Systems
- Potable Water Availability & Conservation
 - Reclaimed, Florida-Friendly
- Stormwater & Flooding

Water Quality: Septic Systems



Water Quality: Septic Systems

■ Advantages:

- Support lower density development considered more compatible with rural & natural areas.
- Installation and maintenance is privately funded

■ Disadvantages:

- Nutrient loading negatively impacts lakes and rivers
- Even well-maintained systems produce nutrients
- Older or failing systems increase byproducts
- Maintenance and eventual replacement required; homeowners may not be financially prepared

Water Quality: Septic Systems

■ Approaches for improvement

- Replace failing systems with new individual septic systems
 - Improves water quality but will still be some nutrient loading
 - Some owners lack finances to replace
- Install advanced septic systems as replacement or for new development
 - More dramatic improvements in water quality
 - Higher cost than conventional systems

Water Quality: Septic Systems

■ Approaches for improvement

- Community septic or sewer systems
 - Shared cost make advanced septic less expensive
 - Financial challenges of running smaller systems
 - Usually require clustering or higher density
- Connect to public/existing sewer system
 - Best water quality outcome
 - May encourage redevelopment / density
 - Not all areas are close enough to connect
 - Can be expensive

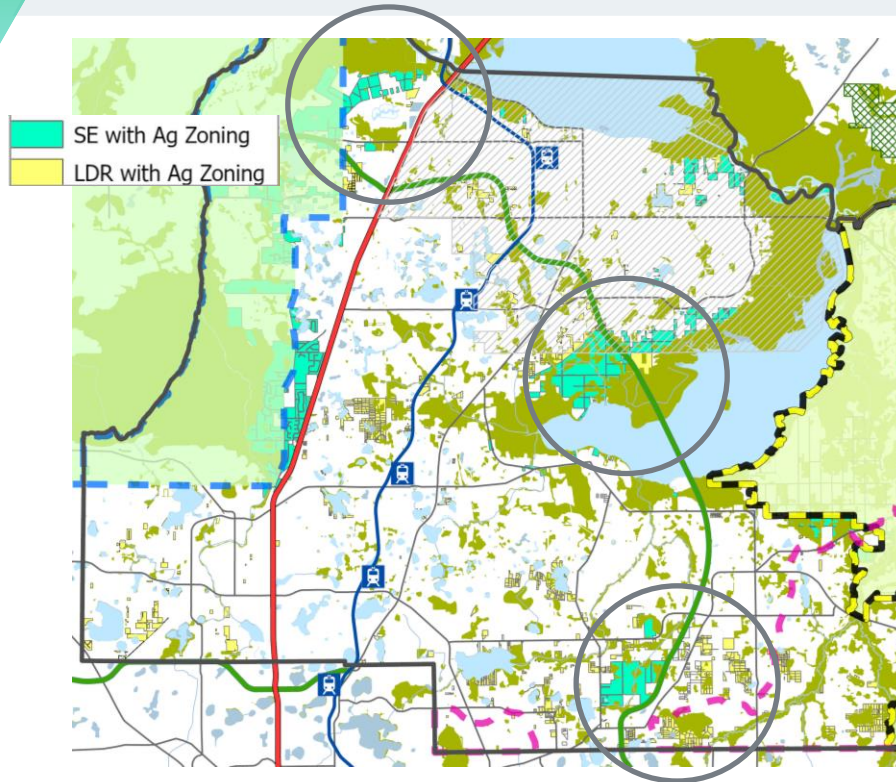
Water Quality & Septic Systems: Key Issues

■ Key issues relative to development:

- Can approval of rural subdivision / lot split be contingent on the use of more advanced systems?
- Can approval of rural clustering be contingent on the use of more advanced systems?
- Should utility improvements be coordinated in areas where redevelopment is also desirable?
- Is there a willingness to permit higher densities in some areas to avoid new, conventional septic?

Rural Enclaves

Geographic analysis: Central Area



- Larger lots in the central area may see development pressure
- Should policies be altered to maintain areas for rural lifestyle within the central area?

Photo Example: Rural in Central Area



Photo Example: Rural in Central Area



Rural Enclaves

- Should this be further studied?
- Define policy objectives:
 - Lifestyle / community preference
 - Utility phasing
 - Transitions / natural environment
- Identify any legal risks / barriers

Rural Enclaves

■ Outline criteria:

- FLU / Zoning
- Community desires
- Lack of transportation access / public improvements
- Natural resource benefits

■ Implementation standards

- Density, design, future transitions?

Transportation



Conventional Transportation Solutions

- Build in areas with open road capacity
 - The problem: people drive from new uncongested areas to and through congested areas
- Build neighborhoods to prevent cut through traffic
 - The problems: Fewer route options; lack of connectivity / redundancy if there is a backup or closure (e.g. a crash)

Conventional Transportation Solutions

■ Stop residential growth

- The problem: Not permitted by F.S.; people move into neighboring areas and drive longer to get to work / school putting the same or greater impact on roadways

■ Widen roads

- The problems: decrease in efficiency of each lane; increase in severity of crashes; impacts on private property; and upper limit to width.

Modern Transportation Solutions

■ Connectivity

- Increases utilization of public investment
- Resiliency / redundancy to short-term and long-term changes in conditions
- Support multimodal
- Requires traffic calming designs / delicate implementation
- Practically & politically difficult to retrofit

Modern Transportation Solutions

■ Jobs / housing balance & mixed-use

- Provide housing close to heavily used destinations to shorten trips
- Encourage “reverse” commuting to use existing roads more efficiently
- Increase “convenience” trips that can be taken on foot, by bicycle, or without driving on a major roadway

Current Jobs / Housing Balance

- The County has 0.85 jobs per resident worker

Where County Workers Live (2015 ACS)	
Seminole County	64%
Orange County	21%
Volusia County	10%
Lake County	2%
Osceola County	1%
Other	1%

Where County Residents Work (2015 ACS)	
Seminole County	56%
Orange County	40%
Volusia County	2%
Other	2%

Modern Transportation Solutions

■ Walkable Neighborhoods & Multimodal

- Requires design, connectivity, and a mix of uses in close proximity
- Supports transit: most people will not drive to a bus stop
- Supports people who don't/can't drive
- Typically results in high-value communities

Transportation in Seminole County

- How much difference can multimodal really make?
- Impacts of neighboring jurisdictions.
 - Cities' impact County roads
 - Impact of neighboring counties on roads
 - Unincorporated County residents drive on roads within municipalities

Transportation in Seminole County

- How do we ensure new redevelopment maximizes multimodal opportunities / minimizes VMT?
- Where can pockets of walkable, mixed-use neighborhoods evolve incrementally?
- Are there opportunities to add connector roads?
- Are there more opportunities to capitalize on the County's great trails system for transport?
- Where is the biggest ROI for transport investment?

Attainable Housing

What is Attainable Housing?

- Providing a full range of housing options at all price points in order to provide quality of life for current and future citizens of Seminole County.

(Attainable Housing Strategic Plan, Nov 2020)

The Attainable Housing Challenge

■ Why does it matter?

- Availability of quality workforce
- Accommodate household formation
- Reduce the personal and community traffic burden of “drive ‘til you qualify”
- Support stable neighborhoods and households
- Quality of life: avoid residents being “housing-burdened”

The Attainable Housing Challenge

- Attainable Housing Strategic Plan (Nov 2020)
 - Community Land Trust
 - Affordable Housing Trust Fund
 - Accessory Dwelling Units (adopted)
 - Inclusionary Zoning
 - Reduce, Waive, or Subsidize Impact Fees
 - Preserve existing affordable housing
 - County land bank

Attainable Housing Challenge

Cause	Affects	Potential Solutions
Disconnect between wages & cost of production	Younger workers; lower wage	Income-targeted programs; minimize regulatory costs; increase housing diversity
Disconnect between housing demand & supply	All income levels	Increase number of viable housing units in diverse categories of housing
Disconnect between types of housing permitted vs. needed	Low / moderate income	Reduce regulatory barriers to housing diversity
Lack of neighborhood / household stability due rising rents	Renters; lower wage workers	Prioritize ownership opportunities; rent stabilization; targeted neighborhood programs

Planning Efforts Already Underway

- Accessory Dwelling Units (adopted)
- Missing Middle Housing (LDC Update)
- R-AH Revision (LDC Update)

Attainable Housing

- How can the County increase housing diversity?
 - Tiny Homes, Missing Middle, etc.
- How is the County responding to housing demand for various types of housing?
- Are the incentives in the current plan producing affordable units in quantity?

Board Member Key Issues

Board Member Discussion

