Tonight's Agenda

- Welcome
- Seminole County 2070 Growth Projections - Paul Owens
- The St. Johns River: Middle Basin & Beyond - Lisa Rinaman & Gabbie Milch
- River Friendly Planning - Jane West
- Q & A
- What's Next?

Don't forget!
Please complete this pre-event survey. Results will be used during the workshop.
www.surveymonkey.com/r/Seminole2070
Seminole 2070

RIVER FRIENDLY PLANNING

St. Johns River at Lake Monroe/Haley Busch
Florida’s leading nonprofit advocate of sustainable development

- Working with citizens, community and state leaders, conservation and business groups
- Building better communities
- Saving special places
- Connecting people with planning
Our co-founder, Nathaniel Pryor Reed
1933-2018

His vision: Protecting Florida’s environment, economy and quality of life by responsibly managing growth

Photo by Mac Stone
Who cares about Seminole County?

We do.
1000 Friends’ policy priorities

- Preserving natural and agricultural land from development
- Restoring and protecting environmental treasures
- Defending the planning process
- Expanding the supply of affordable workforce housing
- Promoting transportation alternatives
- Fighting climate change and preparing for sea-level rise
Florida 2070/
Water 2070

Three partners:
1000 Friends,
University of Florida,
Florida Agriculture
Department

One question:
What kind of state
do you want to leave to your
children, and their
cchildren?
Using moderate projections, by 2070, Florida is expected to have 33.7 million residents, about 15 million more than it had in 2010.

This growth has significant impacts on Florida’s lands, waters, roads, and quality of life.
Florida’s Land Use: 3 Scenarios

2010 Baseline

2070 Trend

2070 Alternative
Florida’s Water Demand: 3 Scenarios

- **2010 Baseline**
- **2070 Trend**
- **2070 Alternative**
Development & Agricultural Demand for Water in Florida
Benefits from compact development

► Lighter environmental impact
► Lower costs for taxpayers for public services
► More transportation options
► Less time stuck in traffic
► More housing choices
Small land-use changes: It all adds up

The cumulative impact of multiple small land-use changes will, over time, shape the future landscape of Florida.
Projected population growth in Seminole County

- 2010: 423,000
- 2070: 710,000
People want to live in Seminole County!
Some caveats

- 2070 data was intended for statewide and regional use; discrepancies inherent when using at smaller geographic scales.
- 2070 scenarios don’t reflect current growth management rules.
Seminole land use: 3 scenarios

- **2010 Baseline**
- **2070 Trend**
- **2070 Alternative**
New development within the Rural Boundary is neither desirable nor inevitable
Seminole 2070 Base Scenario

- Existing Development: 43%
- Protected (excluding agriculture): 33%
- Protected Agriculture: 6%
- Agriculture (croplands, livestock, aquaculture): 15%
- Other (mining, timber, etc): 3%
Seminole 2070 Trend Scenario

- Existing Development: 43%
- 2070 Development: 23%
- Protected (excluding agriculture): 1%
- Protected Agriculture: 14%
- Agriculture (croplands, livestock, aquaculture): 15%
- Other (mining, timber, etc): 3%
Seminole 2070 Alternate Scenario

- Existing Development: 43%
- 2070 Development: 24%
- Protected (excluding agriculture): 18%
- Protected Agriculture: 8%
- Agriculture (croplands, livestock, aquaculture): 3%
- Other (mining, timber, etc): 4%
Seminole’s water demand: 3 scenarios

2010
Baseline

2070
Trend

2070
Alternative
Good planning is good for the River
Save land!
Save water!
Save Seminole and the St. Johns!
Know Your RIVERKEEPER

ST. JOHNS RIVERKEEPER®
Healthy rivers flow as the foundation for healthy communities.

– America Rivers
The St. Johns River
MISSION
To defend the St. Johns River and advocate for its protection.

WATERKEEPER® ALLIANCE
OUR WORK

- Investigate pollution problems
- Advocate for policy changes
- Seek solutions
- Educate the public
- Raise awareness
- Engage and involve citizens
Our Aquifer

The Floridan Aquifer
100 Springs provide approx. 30% of the River's flow.
Blue Green Algae = Cyanobacteria
- Fertilizers
- Sewage Sludge

70,000+ tons permitted for land application disposal in the Upper Basin of the St. Johns River.
IMPACTS TO WILDLIFE
- Fish Kills
Saltwater Intrusion

- Dredging
- Sea Level Rise
- Overuse of Aquifer
- Water Withdrawals
Loss of Habitat
Green Scorecard: Environmental Benefits of Ocklawaha Restoration

- 150 MGD Water Flow Restored
- 100 Mile St. Johns River Estuary Sustained
- 56-Miles of Wildlife Habitat Silver Springs to St. Johns River
- 17500+ Acres Floodplain Forests Restored
WANTED
VOICES FOR THE GREAT FLORIDA RIVERWAY
Click to receive critical action alerts.

THE GREAT FLORIDA RIVERWAY
OCKLAHAWA • SILVER SPRINGS • ST. JOHNS
Stand Up for Florida’s Wetlands

Florida’s Congress members must urge the Biden Administration to restore federal protections for Florida’s wetlands under the Clean Water Act.
Conserve Water
Stand up for Sustainable Decision Making
SEMINOLE COUNTY AND THE 7 CITIES
SEMINOLE COUNTY ISSUES

- Little Wekiva Sedimentation Project
  - Friends of Wekiva
  - Homeowners along the River
- Lake Jesup – 11th Largest Lake in the Florida – Hypereutrophic
- Florida Friendly Landscaping - River Friendly – Fertilizer Ordinance adopted 2017
- Flooding and Stormwater Management Issues in Sanford 9/19/2021
Thank You!

ST. JOHNS RIVERKEEPER®
Seminole 2070

WHAT CAN WE DO TODAY TO PLAN FOR A BETTER TOMORROW?
Mission: We, as members of the Seminole County Department of County Manager’s Office, dedicate our efforts to provide for the safety and welfare of the public through the preservation of life, health, property and the environment.

Vision: To be recognized by our community and employees as a model of excellence in providing services through education, prevention, and mitigation; a department that is synonymous with the term leadership; a department that fosters an environment of involvement, trust and cohesion; a department responsive to the needs and concerns of the community.
Geographical stats: small but mighty!

- Seminole County is Florida’s 4th smallest county at 345 square miles but it is one of the fastest growing counties population-wise. The primary urban areas based on population density are:
  - Sanford, pop. 60,269
  - Altamonte Springs, pop. 45,293
  - Oviedo, pop. 40,021
  - Unincorporated: pop. 224,258
Above average household wealth (median household income $70K vs. $53K)

Majority of population has some level of college education.

64% of homes are owner-occupied. Average cost of a home is $275K, up 10% from 2019

58% white
20% hispanic
11% African American
Young population for Florida
Median age is 39.5

Income and access to housing is unequally distributed throughout the county.
Employment in Seminole County

- 240,448 in the labor force
- 6.4% unemployment

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<th>Industry</th>
<th>Percentage</th>
<th>Sector</th>
<th>Percentage</th>
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<td>13.1%</td>
<td>Educational Services</td>
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<td>Real Estate &amp; Rental &amp; Leasing</td>
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<td>Other Services, Except Public Administration</td>
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<td>Seminole County Public Schools</td>
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An educated workforce

Educational Attainment

- Grade K-12 (no diploma): 5.7%
- High School Graduate: 25.7%
- Some College (no diploma): 21.7%
- Associate's Degree: 14.3%
- Bachelor's Degree: 20.0%
- Graduate Degree: 12.6%

Source: U.S. Census Bureau, 2019 American Community Survey
Where is Seminole excelling?

- Public Safety
- Education
A small county faces big growth challenges

- Transportation/ traffic
- Affordable Housing
- Environmental Resources
- Quality of Life
- Water quality
- Land Conservation
- Infrastructure demands
- Agricultural heritage
- Diversity & inclusion
- Health care
- Cultural amenities
More than 86% of Central Floridians indicated that continuing on the current path of development was their least preferred option. They would prefer to have a different approach to growth, in which the region preserves its most precious environmental and agricultural lands, focuses development in urban centers, and connects these centers with transportation corridors that provide choices for how people travel.*

*Central Florida Regional Growth Vision, Central Florida Regional Planning Council
Transportation/Traffic

Average one-way commute time is 27.5 minutes (pre-pandemic)

80% drive their own cars alone - 192K

7.78% carpool 16K

2% take mass transit 1,124K

2% of Seminole County residents have super-commutes in excess of 90 minutes
Quick Quiz!

Where does Seminole County rank in the state for longest commute time out of all 67 counties?

A. #4 in the state
B. #28 in the state
C. #11 in the state
D. #43 in the state
Quick Quiz!

Where does Seminole County rank in the state for longest commute time out of all 67 counties?

C. #11 in the state

Source: Florida Department of Transportation, Commuting Trends in Florida, 2018
Seminole County transportation is integrated with the region, but more can be done.
Quick poll!

- Have you used any of the transit options in Seminole County?
Multiple road sections are functioning at E/F Level of Service
Community resources in a pandemic era

- 66,000 Visitors to four wilderness areas; 690% increase from 2019
- 210% Increase in County trail visits
- 50% Increase in checkout of e-books
- 190% Increase in online Library card registrations
Progress

- Effort launched in January 2020 to better align the LDC with the County’s Comprehensive Plan and modernize certain chapters of the LDC
- Trails Master Plan – launched in 2020 to allow for public input on better connectivity
- Sustainability Master Plan – effort to identify opportunities for more efficient and self-reliant options with respect to energy consumption and conservation
Affordable housing – occupants pay no more than 30% of income

Currently there are 5,421 units in Seminole County that are required to maintain affordability through the Low-income Tax Credit (LIHTC) Program.

From 1997 through 2012 a total of 2,225 units were released from the affordability requirement and converted to market rate rents.

Approximately 1,500 units are at risk of conversion to market rent rates over the next five (5) years due to the 15 year “opt out” provision.
Impact Fees

Library Impact Fees – Adopted in 1991 and have not been updated since.

Fire & Rescue Impact Fees: Adopted in 1987, updated in 1992 and have not been updated since.

Mobility fee – a one time charge assessed only against those projects creating additional impacts to the transportation system. Will replace the road impact fee program.

County Road Impact Fee: Established in 1985, has not been increased in 25 years. The program will sunset at the end of 2021.

Water and Wastewater Connection Fees: One-time charge to new and expanded construction. Last updated in 2004.
Expanded notification for land use changes

- Expanded from 300'
Seminole County adopted an Urban Bear ordinance that significantly minimized human-bear contact. Smart land use decisions will further this objective.
How to get to a better future in Seminole County

- Protect rural and agricultural lands from incompatible development
- Promote compact development
- Promote infill development with sensitivity to local environment, history and culture
- Locate new developed areas near other communities and infrastructure
- Avoid development in floodplains
Where does Seminole County need to improve?

- Water Quality
- Growth Management
- Transportation/traffic
- Conservation land/Green Spaces
- Water/Sewer Infrastructure
What can Seminole County Government do?

- Require a super-majority vote on any changes in use to land within the Rural Boundary
- Establish Urban Service Boundaries around the all existing municipalities
- Partner with developers on conservation goals before approving development
Affordable Housing Potential Solutions

- **Adopt a Community Land Trust Ordinance** - Partner with community land trust organizations for development of suitable surplus County lands as affordable housing.

- **Leveraging County Development Rights** - Transfer of Development Rights from County owned undevelopable property to affordable housing development projects. Explore private/public partnerships to integrate live-work units within County owned buildings.

- **Direct revenues from certain program fees to Affordable Housing Trust Fund** - Direct revenues from the Foreclosure Registry and Vacation Rental Registry.

- **Locate and Preserve Attainable Housing near Transit and Multimodal Transportation Options** – Utilize the Access and Opportunity Model and other GIS tools to determine the best locations near transit and multiple modes of transportation for attainable housing.
What can YOU do for a better future for your community?

- Stay informed
- Attend public hearings on planning issues
- Meet with elected officials and staff
- Talk to your neighbors
- Circulate information on new projects on your social media platforms
- VOTE!
Thank you!

1000 FRIENDS of FLORIDA
Thank you for attending!

• Subscribe to 1000 Friends and St. Johns Riverkeeper email alerts to receive updates. Tonight's broadcast will be available by the end of the week at:

https://1000fof.org/county/seminole-county/

• Speak up at the Seminole County Legislative Delegation Hearing, September 29. Details available on website above.

• What's next? Stay tuned and reach out!