

SEMINOLE SCIENCE SCHOOL EXPANSION SSFLUMA & PD REZONE

Board of County Commissioners Meeting

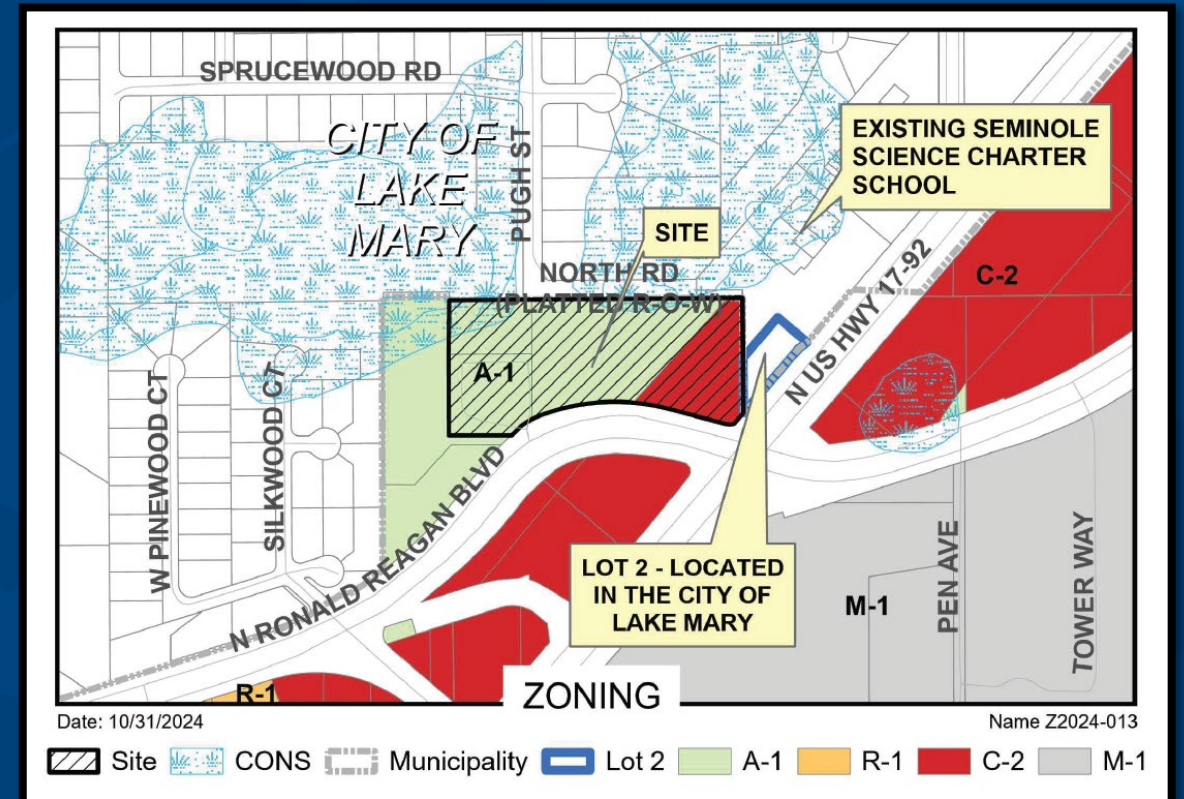
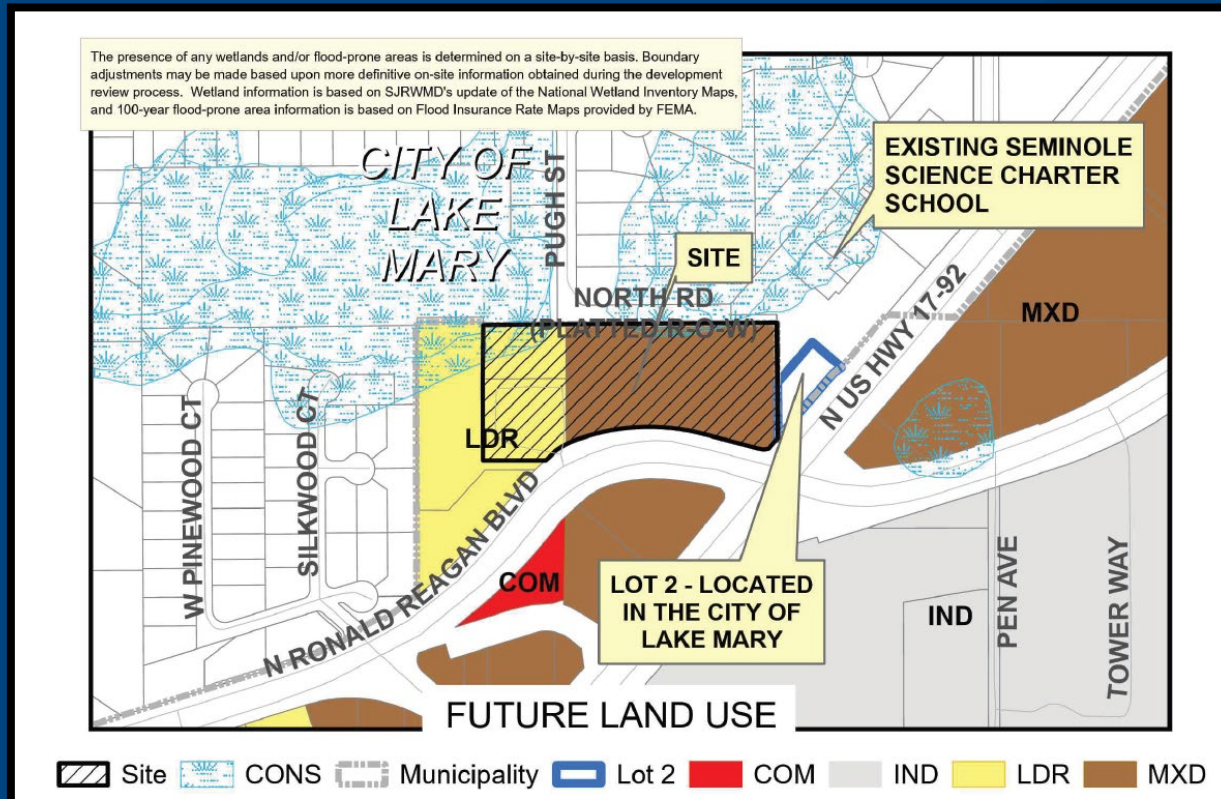
May 13, 2025

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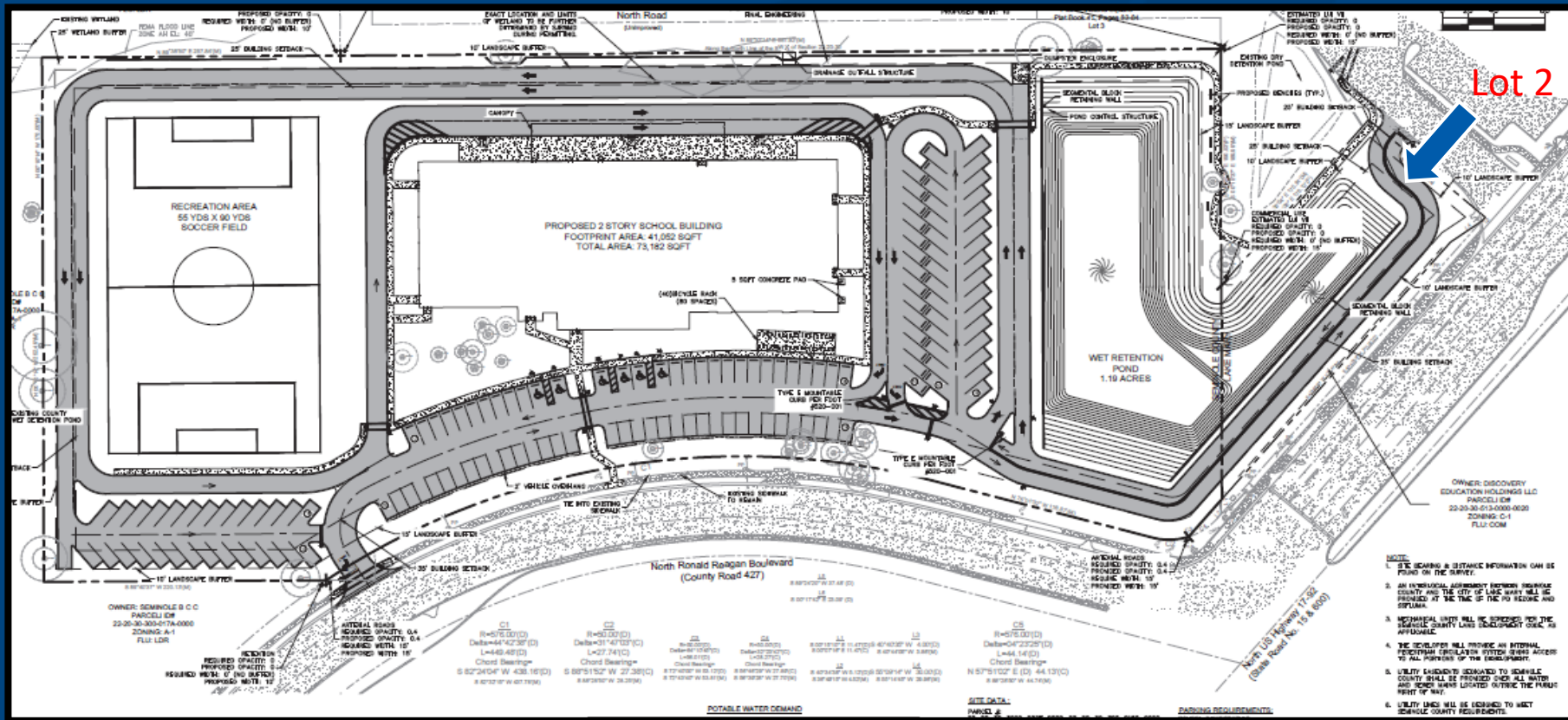
Applicant: Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC

Request: *The Applicant initially requested a continuance from the March 25th BCC meeting to the April 22nd BCC meeting; however, the Applicant has requested to continue to the May 13th BCC meeting.* Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

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The proposed project supports the objectives of the Planned Development (PD) Zoning designation. The Master Development Plan provides:

- Permitted uses are limited to a school and related accessory use.
- Provides sufficient buffering to maintain compatibility between the existing development and the adjacent properties.
- Defined hours of operation to protect the surrounding area from noise that may come from student pick up and drop off and the operation of the recreational field.
- Provides the required twenty-five (25) percent open space.

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Review Criteria for Planned Developments, as per SCLDC Sec. 30.8.5.3 states, in approving a Planned Development, the Board of County Commissioners shall affirm that the proposed development is consistent with:

- The Plan is consistent with the Comprehensive Plan (as stated in the next section below).
- Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations.
 - 1ST Benefit : Crime Prevention: The design of the proposed school building allowing pedestrian and roadway access around the entire building for parents and students to drive around the site. This would allow more eyes around the school to allow for visibility of public spaces to reduce and prevent crime.
 - 2nd Benefit: Neighborhood/community amenities – The Applicant is providing an extension to the existing school, which provides a community amenity.

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Consistency with the Comprehensive Plan:

- The purpose and intent of the Planned Development Future Land Use designation is to enable innovative arrangements of the land development features that are not possible with the use of standard land use designations and zoning districts.
- The proposed PD (Planned Development) Zoning classification is compatible with the general trend of development in the area along North Hwy 17-92 and Ronald Reagan Boulevard, which consists primarily of commercial uses, as well as civic assembly uses, such as schools (for example, Lake Mary Bilingual Academy), and churches. The Master Development Plan demonstrates adequate buffering along the entire perimeter of the subject site and limits the hours of operation for the school. The adjacent properties surrounding the subject property encompasses a stormwater pond (owned by the Seminole County) to the west, vacant common area (owned by the Lake Mary Woods Phase 2 Homeowners Association) and an uncut portion of right of way called "North Street" to north, which will provide extra buffering between the subject property and the adjacent properties.

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- Staff finds the proposed Planned Development Future Land Use designation and Planned Development zoning classification to be consistent with the Comprehensive Plan.
- The Applicant conducted a community meeting on October 1, 2024.

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The Planning and Zoning Commission met on December 4, 2024, and unanimously adopt the requested Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and adopt the requested Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development), and associated Development Order and Master Development Plan with a motion to add two conditions:

- 1) No connection to Pugh Street and;
- 2) Fencing such as a PVC fence along the north side by the existing residences.

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After hearing the concerns from the concerned residence in the Lake Mary Woods neighborhood to the north during the Planning and Zoning commission meeting, the Applicant has proposed additional conditions.

- External shielding shall be required on the recreational/soccer field light poles.
- The Developer shall not utilize an outdoor speaker system, except for emergency or life safety purposes or as required by Federal, State or Local laws.
- Access shall not only be prohibited along Pugh Street, but also along North Road.
- Outdoor lighting requirements shall conform with Part 15 of the Seminole County Land Development Code, in addition to the following:
- Light spillage: Illumination from any recreation/soccer field lights onto nearby residential properties shall not exceed 0.1 foot-candles.
- The field lighting shall not exceed twenty-five (25) feet and may not be tilted toward any adjacent properties.
- Flood lighting is prohibited.
- Time controls must be dim all outdoor lighting by at least fifty (50) percent within one hour of the close of business on the site.
- Recreational/ soccer field lighting fixtures shall be shielded in such a manner that no light is emitted above a horizontal plane passing through the lowest point.
- In the event there is a conflict between Part 15 of the Seminole County Zoning Regulations and the conditions stated herein, the more restrictive requirement shall prevail.

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On March 25, 2025, the Developer held another community meeting to address concerns from adjacent neighbors. Following the meeting, the Developer proposed additional conditions to be included in the Development Order.

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Development Order Conditions:

- Condition C: Floor Area Ratio reduction: 0.50 to 0.25 F.A.R.
- Condition E: Maximum Building Height Reduced: From Forty (40) feet to Thirty-five (35) feet, not including the parapet.
- Condition G: Reduced of Hours of Operation of field: 7:00am - 9:00pm to 7:00am-8:30pm
- Condition H: Rear Building Setback: Increase from Twenty-five (25) feet to Forty (40) feet.
- Condition I: North Buffer: Increased the wall height from six (6) feet to eight (8) foot high and increase plantings by 50% above the applicable standard in the Land Development Code.
- Condition L: Regular drop-off and pick-up for middle-high school students (6th-12th grades – new school building) will be staggered by a minimum of 30 minutes from the regular drop-off and pick up for elementary school students (K-5th grades – existing school building).
- Condition S: Lighting for recreational field shall be prohibited.
- Condition T: Outdoor speaker systems shall be prohibited for daily outdoor recreational and school activities.
Limited up to four (4) outdoor special events on the recreational field per school year, which an outdoor speaker system may be permitted.
- Condition V: Turn Lane shall be required from Ronald Reagan Blvd.
- Condition W: Recreational Field shall be for the exclusive use of the school and shall not be rented out to third parties or otherwise used by any entity.
- Condition X: Forty-five (45) parking spaces will be designated for student parking. Limiting to students in 12th grade as a lottery system or other similar system.

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Requested Board Action:

Staff requests the Board of County Commissioners adopt the proposed Small Scale Future Land Use Map Amendment and concurrent Rezone as per the following:

Motion 1. Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request meets the identified portions of the Comprehensive Plan and moves to adopt the requested Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development - Target Industry to Planned Development; and

Motion 2. Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request meets the identified portions of the Seminole County Land Development Code and moves to adopt the requested Rezone from PD (Planned Development) to PD (Planned Development), and associated Development Order and Master Development Plan.