

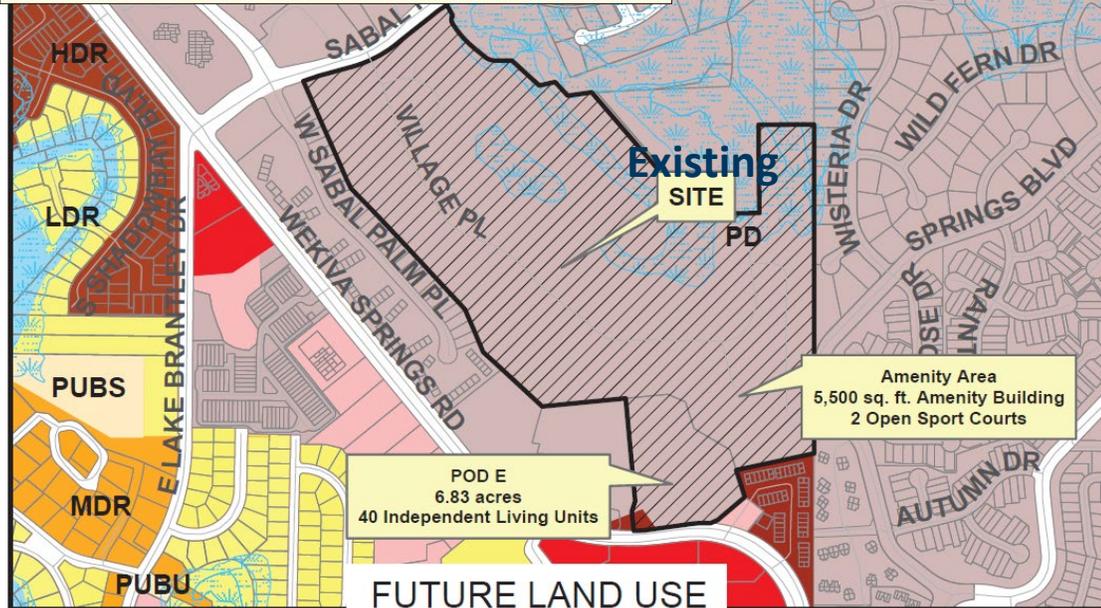
VILLAGE ON THE GREEN SSFLUMA AND PD MAJOR AMENDMENT REZONE

Applicant: Brooks Stickler

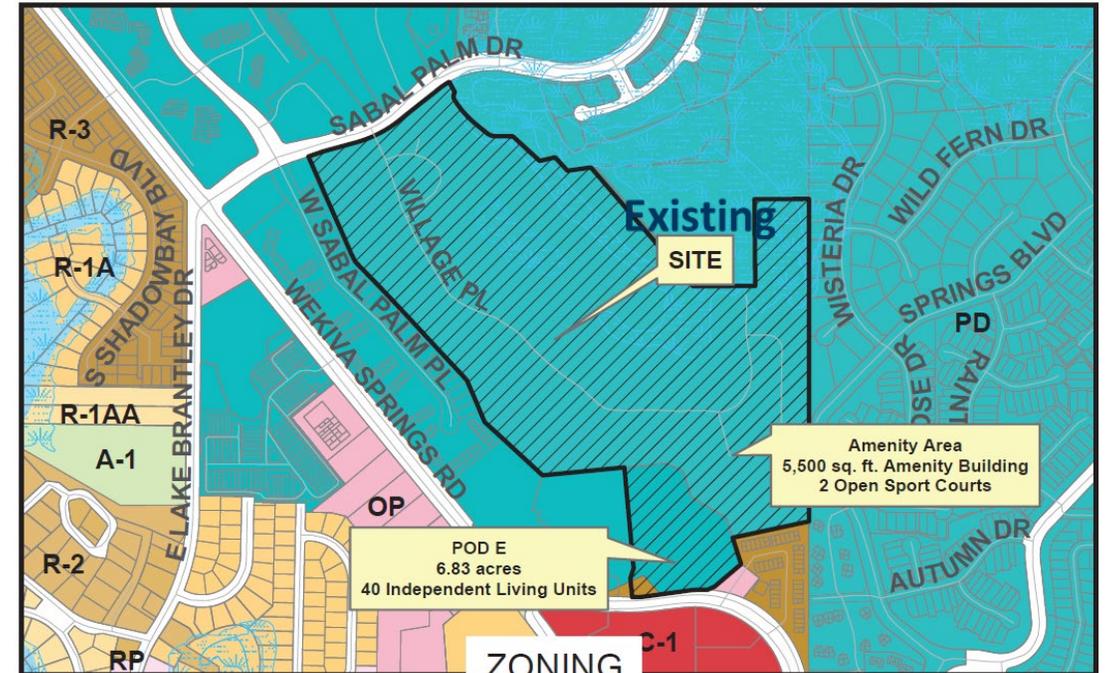
Request: Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development), for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road.

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The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
 CONS
 COM
 HDR
 LDR
 MDR
 OFF
 PD
 PUBS



Date: 6/25/2025 Name Z2025-003

Site
 A-1
 R-1A
 R-3
 OP
 C-2

CONS
 R-1AA
 R-2
 RP
 C-1
 PD

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POD E

POD B2

Proposed Access



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Consistency with the Comprehensive Plan:

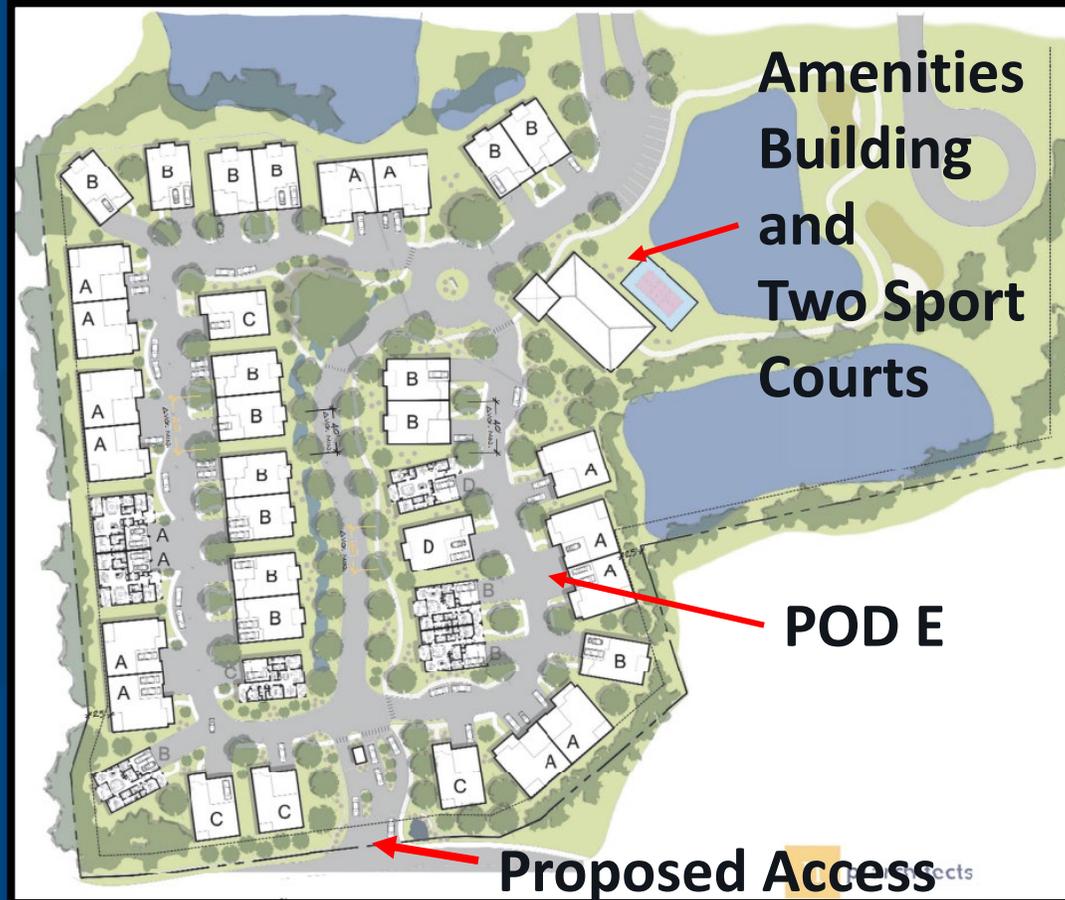
- The purpose and intent of the Planned Development Future Land Use designation is to enable innovative arrangements of the land development features that are not possible with the use of standard land use designations and zoning districts.
- The proposed PD (Planned Development) Zoning classification is compatible with the redevelopment in the area along Wekiva Springs Road, which consists of commercial and residential uses. The proposed use creates a compatible transition between existing commercial and residential developments, incorporating appropriate setbacks, landscaping, and open space. The Master Development Plan demonstrates adequate buffering along the entire perimeter of the subject site and fencing around the entire site.
- The Applicant has demonstrated that the proposed development is consistent with the Comprehensive Plan as referenced in your staff report.

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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 Developer proposes to install a secure perimeter fence with adequate landscape buffers between adjacent land uses that differ in density. This includes a fenced site with controlled single-point gate access, for the exclusive use of residents and their authorized guests.
 - 2nd Benefit: Reduction in vehicle miles traveled per household— The proposed development is situated within the designated Urban Centers and Corridors Overlay. By expanding housing opportunities (including a range of housing types for senior citizens) and providing convenient access to on-site amenities (amenities building, sport courts), as well as leveraging existing pedestrian infrastructure to nearby retail and grocery stores.

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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 May 8, 2025.

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The Planning and Zoning Commission met on August 6, 2025, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development, and adopt the associated Ordinance enacting a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan.

In response to public concerns about not receiving the community meeting notice, the Planning and Zoning Commission directed the Applicant to conduct additional outreach to adjacent neighbors and the Homeowners' Associations.

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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 two motions:

- 1.) Based on Staff's findings and the testimony and evidence received at the hearing, the Board of County Commissioners finds the request meets the identified portions of the Comprehensive Plan and moves to adopt the Ordinance enacting a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development; and
- 2.) Based on Staff's findings and the testimony and evidence received at the hearing, the Board of County Commissioners finds the request meets the identified portions of the Seminole County Land Development Code and moves to adopt the Ordinance enacting a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Development Plan.