

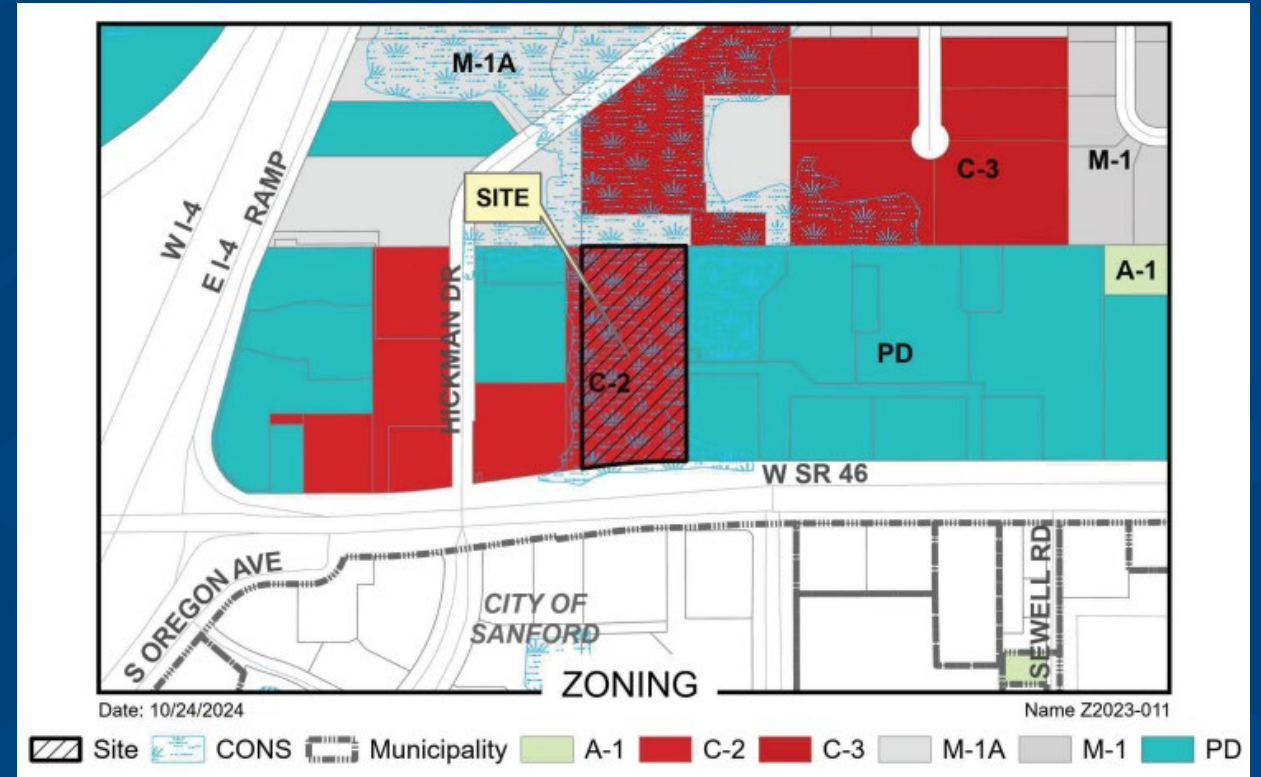
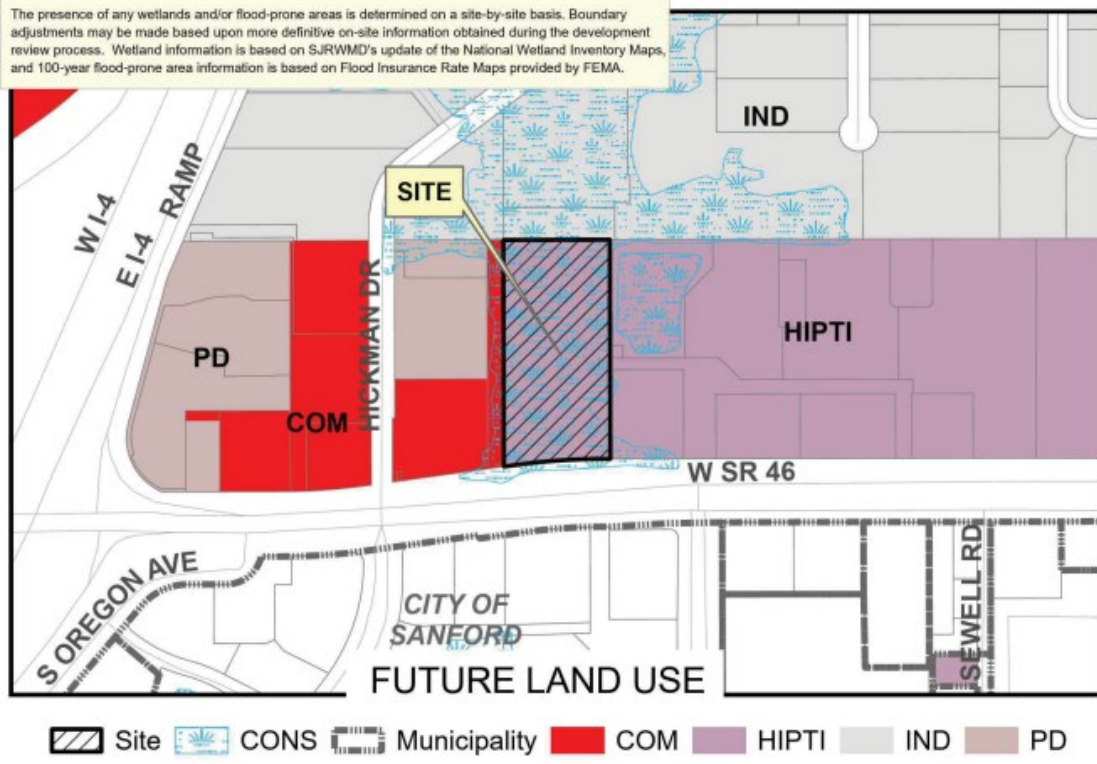
SANFORD COMMERCIAL DEVELOPMENT PD REZONE

Applicant: Bryan Shultz

Request: Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 approximately 1,500 feet east of I-4.

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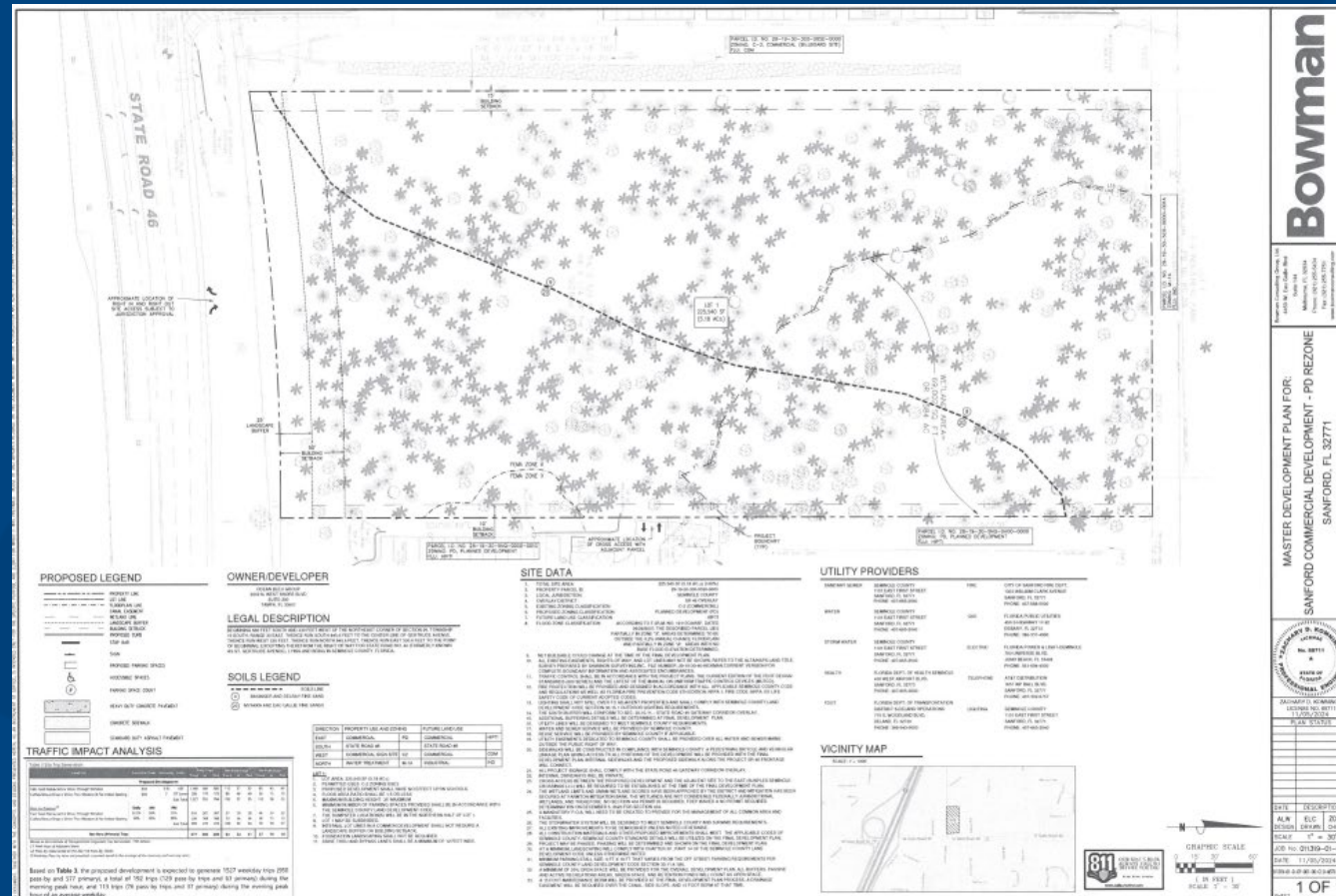
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



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SCLDC Sec. 30.8.5.3 -Review Criteria. The proposed development must be consistent with the Comprehensive Plan and effectively implement its performance criteria. It must be determined that the proposed development cannot be reasonably implemented through existing provisions of the LDC, and that the PD zoning would result in greater benefits to the County than development under a conventional zoning district.

Further, specific criteria for the development may address, but is not limited to, compatibility, road access, availability and efficient use of utility capacity, coordination with transit, etc.

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Staff has determined the request is consistent with the trend of development in the area, would result in a greater benefit to the County, and is consistent with the SCLDC as follows:

- The proposed development is compatible with the surrounding uses of C-2 . Intensity of commercial uses are measured in Floor Area Ratio (F.A.R.) and shall be consistent with the maximum F.A.R. per the Comprehensive Plan. This subject site has an F.A.R. of 1.5, based on the existing Future Land Use of HIP-TI.
- The proposed development is in character with what is currently established along this segment of the SR 46 Gateway Corridor, which primarily consists of Commercial, Higher Intensity Planned Development – Target Industry Uses, and Office.

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Requested Board Action:

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities; and approve the associated Development Order, Master Development Plan, and Parking Waiver on approximately 5.18 acres, located on the north side of E SR 46 approximately 1,500 feet east of I-4, that meets the code requirements as set forth in the staff report.