

Item #

Summary Information		
Lutheran Haven Village 4 PD, Large Scale Future Land Use Amendment		
APPLICANT	Constance D. Silver	
PROPERTY OWNER(S)	Lutheran Haven, Inc.	
REQUEST	Amend the Future Land Use designation from Medium Density Residential, Low Density Residential to Medium Density Residential	
PROPERTY SIZE	21.68 acres	
PROPERTY LOCATION	NE corner of Woodpecker Lane and W. Chapman Road	
PROPERTY TAX ID	21-21-31-300-0090-0000, 21-21-31-300-0100-0000	
AMENDMENT NUMBER		
COMMISSION DISTRICT	1- Dallari	
NEIGHBORHOOD MEETING DATE(S)	October 10, 2022	
HEARING DATE(S)	P& Z: 12/7/22	BCC: 1/24/22
EXISTING USE OF SUBJECT PROPERTY	LDR- Residential	
EXISTING ZONING OF SUBJECT PROPERTY	A-1, R-3A	
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	EXISTING USE	FUTURE LAND USE DESIGNATION
	Residential	LDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Residential	LDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Vacant & Chapman Rd.	LDR & Chapman Rd.
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Lutheran Haven	MDR

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Future Land Use Element Amendment Review Criteria

The Future Land Use Element of the Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility analysis. These criteria include:

A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.

There are no significant changes in character to the surrounding area. The proposed land use of the subject parcel will be similar to that which exists at Village 4; duplex units. The development of this parcel would be designated as an age restricted community.

Staff Findings

The proposed large-scale future land use map amendment is companion to a rezoning application to incorporate the subject property with the existing, adjacent development to the west (Lutheran Haven Village 4). The subject properties (21-21-31-300-01000-0000 (Zoned A-1) and 21-21-31-300-0090-0000 (Zoned R-3A) will be rezoned to Planned Development (PD). The existing parcels that are adjacent to and owned by Lutheran Haven is primarily MDR. The adjacent vacant subject property will align with the character of its existing campus.

B. Whether public facilities and services will be able to be available concurrent with the impacts of development at adopted levels of service, or whether approval of the proposal would create internal inconsistency within the Seminole County Comprehensive Plan by impacting adopted levels of service or other related Goals, Objectives and Policies, particularly those addressing capital improvement programs and fiscal feasibility.

The potential maximum density/intensity of the application is 10 units per acre. The following table provides adopted levels of service standards for public services and facilities, and potential impacts of the proposed amendment. Information in the "Potential Impact" section of the table was provided by the applicant.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: Provider: Seminole County	5,600 gal/ day
Sanitary Sewer Facilities LOS: Provider: Seminole County	4,800 gal/ day
Recreation LOS: 3.6 total acres/1000 population 1.8 developed acres/1000 population Provider: Seminole County	.243 acres .122 acres
Mass Transit LOS: 1.03 revenue miles/capita Provider: LYNX/Seminole County	
Solid Waste LOS: Seminole County Landfill LOS: 4.3 lbs/capita/day. Seminole County Transfer Station LOS: 4.0 lbs/capita/day	53 tons proposed annual landfill demand .135 tons of proposed daily transfer station demand
Transportation LOS/Traffic Studies Seminole County	The traffic analysis report produced by Traffic Planning and Design Inc. (dated June 29, 2022) analyzed the trip generation for the residential use as permitted under the MDR Land Use designation. The study applied the projected project trips to the area roadways and determined the roadways would still operate at an acceptable level of service in both the daily and P.M. peak hour situations with the proposed project trips. This analysis is sufficient for the future land use amendment to the comprehensive plan.
* See attached Seminole County School Board Report	

C. Whether the site will be able to comply with flood prone regulations, wetland regulations (if subject property is located within the Environmentally

Sensitive Lands Overlay), and all other adopted development policies and regulations.

Staff Findings

The subject property is not in the flood plane and does not contain wetlands or environmental overlays.

- D. Whether the proposal adheres to other special provisions of law and the Seminole County Comprehensive Plan (e.g., the Wekiva River Protection Act, Seminole County Urban/Rural boundary, etc.)**

Staff Findings

The site is not located within any areas subject to special standards of review, such as the Wekiva River Protection Area, East Lake Sylvan Transitional Area, etc.

- E. Whether the proposed Future Land Use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.**

Staff Findings

The density is 4.45 du/acre which is slightly more than the adjacent residential property density of 2.74 du/acre. The proposed density is well below the maximum density for MDR of 10 du/acre.

Approval documents specific to the MDR, as well as general provisions of the Land Development Code, will include site design criteria to ensure compatibility with adjoining development. Proposed buffers are consistent with Code requirements. These standards will be implemented through the Final Development Plan.

- F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:**

1. Whether the proposed Future Land Use designation is consistent with other applicable Seminole County Comprehensive Plan Goals, Objectives and Policies, and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Staff Findings

The project could potentially provide a range of housing choices that include affordable or workforce housing; however, no such commitment is being proposed at this time.

In addition, the proposal would support several relevant policies of the Comprehensive Plan, including but not limited to the following:

1. Policy FLU 2.5 -Transitional Land Uses in Urban Areas Not Approved for Mixed Development

The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing redevelopment of areas no longer appropriate as viable residential areas, within urban areas where mixed development is not permitted. Exhibit FLU: Compatible Transitional Land Uses is to be used in determining appropriate transitional uses.

2. Policy FLU 4.5 -Encourage Infill and Redevelopment of Existing Development Corridors and Centers

The County shall encourage infill development by providing incentives to promote compact walkable redevelopment within existing transit development/redevelopment corridors and urban centers, especially those within the Urban Centers and Corridors Overlay.

3. Policy TRA 2.4.3 -Promote Infill Development

To make the most efficient use of the existing transportation network, encourage multi-modal transportation and reduce greenhouse gas emissions within existing urban areas, and to discourage urban sprawl, the County shall enforce policies, performance frameworks and regulations that promote the redevelopment of neighborhoods and neighborhood scale nonresidential development consistent with the Future Land Use Element.

4. Policy TRA 3.2.2 -Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments

The County shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/environmentally sensitive areas or neighborhoods or will otherwise be deemed to adversely affect the problem.

Regional Growth Principles From The Central Florida Regional Growth Vision

FOSTER distinct, attractive, and safe places to live.

Policies of The East Central Florida Strategic Regional Policy Plan Furthered or Supported By The Application

1. Policy 3.9 -Development should avoid or properly mitigate adverse impacts to listed species.
2. Policy 3.18 -Development in the 100-year floodplain should be discouraged.