

MIDWAY LOOP TRAIL REZONE

Board of County Commissioners Meeting
August 12, 2025

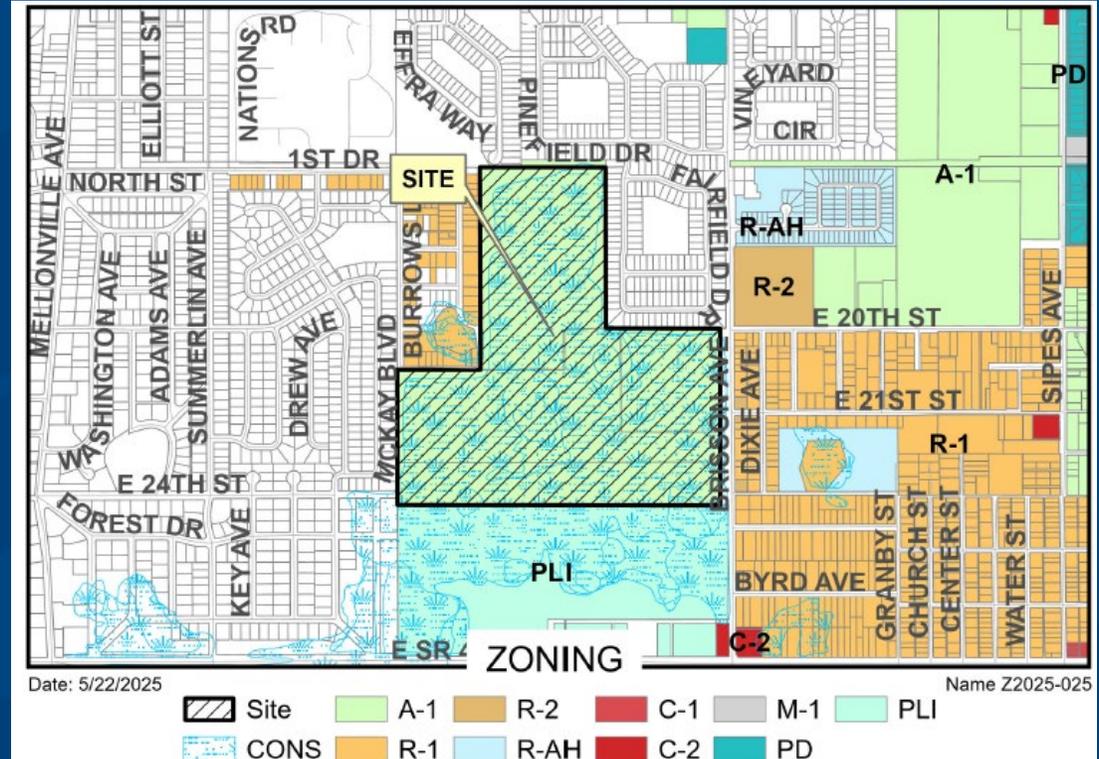
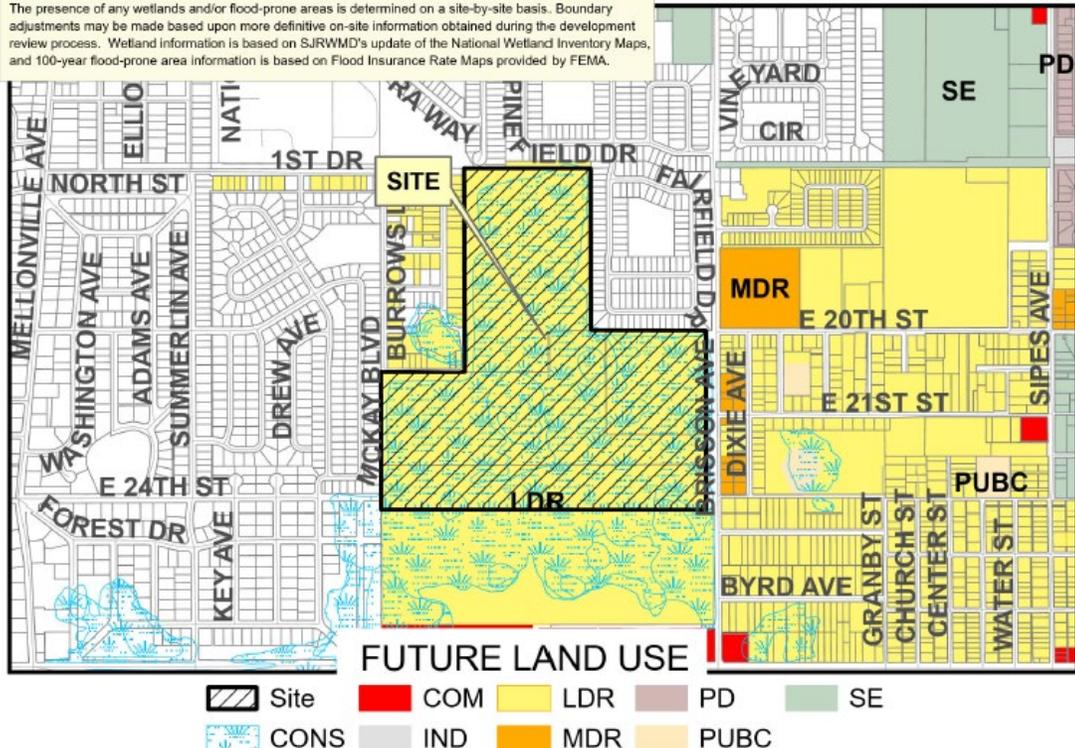
MIDWAY LOOP TRAIL REZONE

Applicant: Daniel Heacock

Request: Consider a Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) for a proposed trail and other future recreational facilities on approximately 106.96 acres, located on the west side of Brisson Avenue, north of State Road 46.

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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.

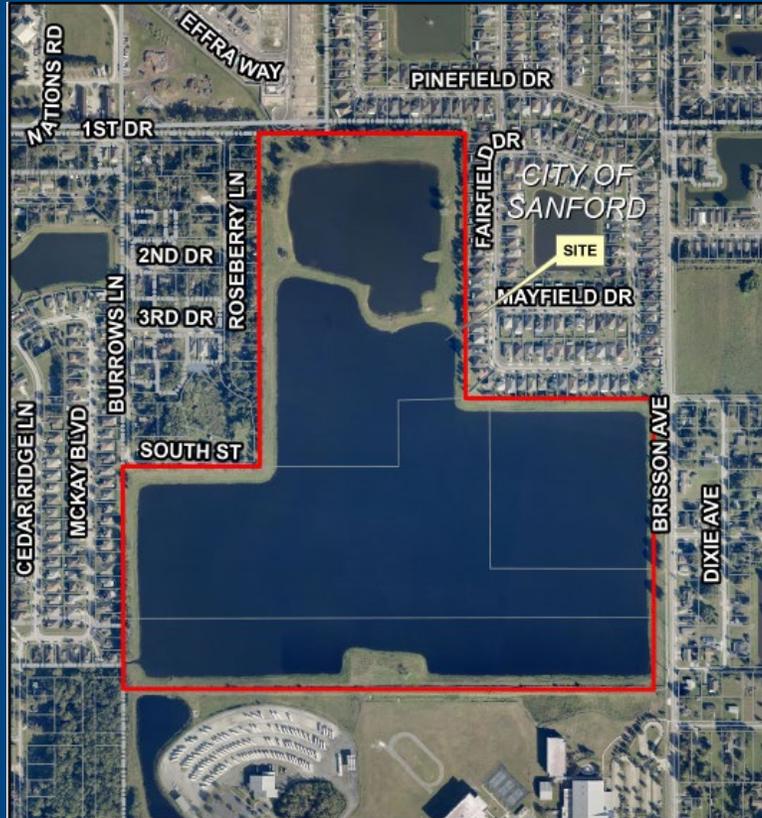


Applicant: Daniel Heacock
 Physical STR: 32-19-31
 Gross Acres: 107 +/- BCC District: 5
 Existing Use: vacant/ stormwater retention
 Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2025-025	A-1	PLI



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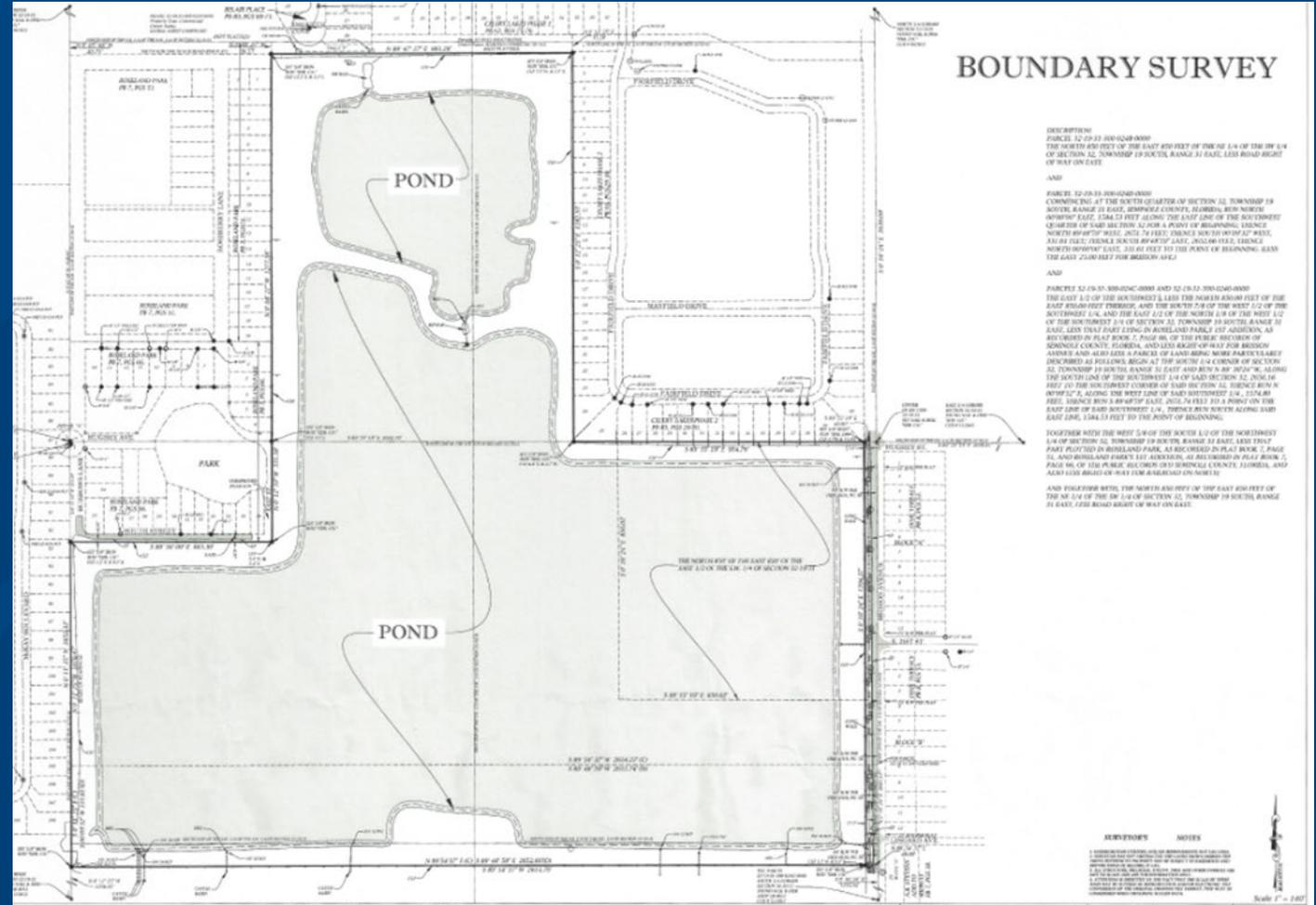


Rezone No: Z2025-025
From: A-1 To: PL1

Parcels
Site

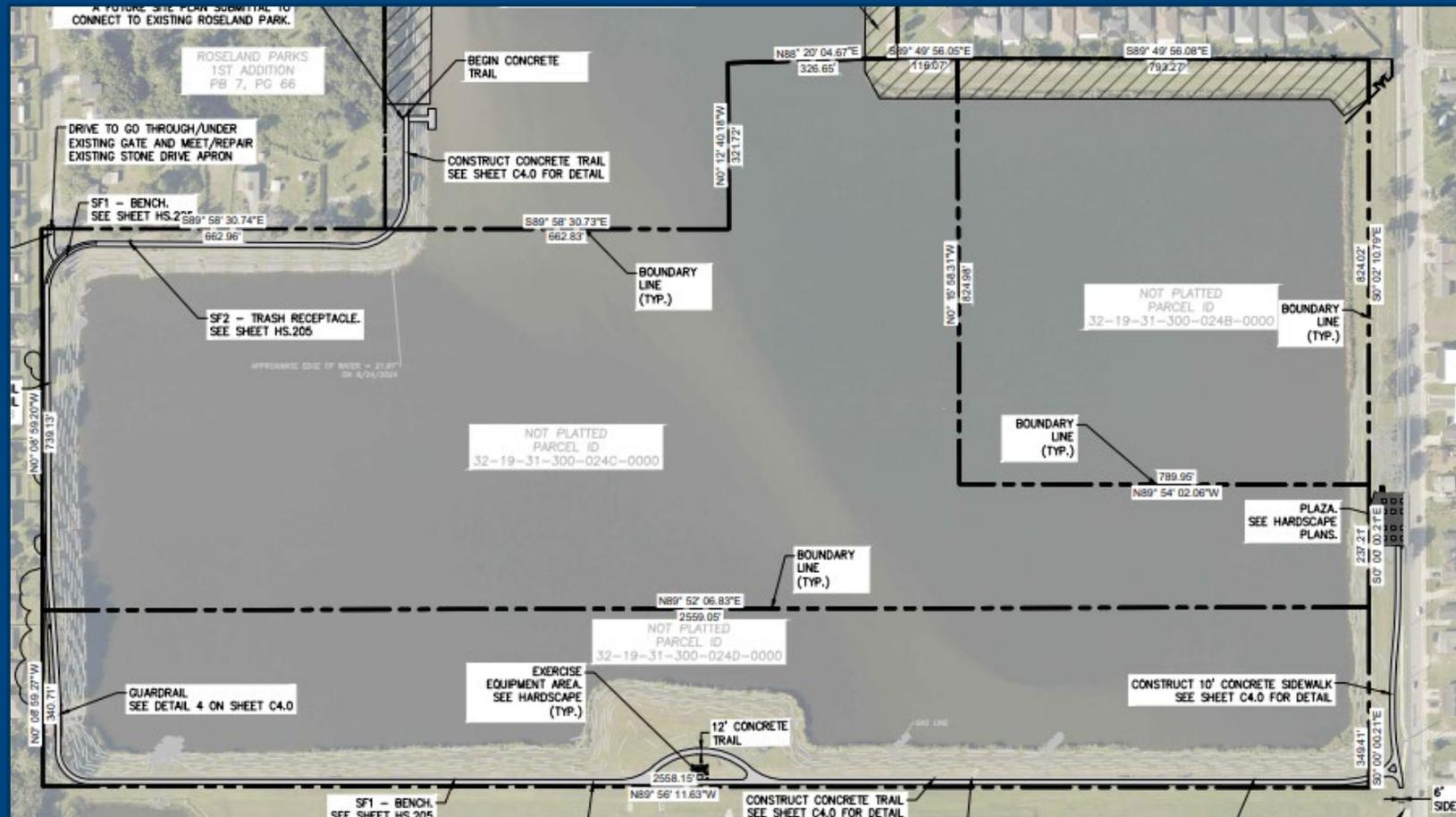


Winter 2025 Color Aerials



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Conceptual Site Plan for Phase One



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Consistency with the Land Development Code:

- The Public Lands and Institutions Zoning District is intended to include major public lands and institutional uses.
- The proposed development includes a publicly owned trail and additional future recreational amenities.
- This is compatible with the PLI zoned property to the south that currently operates as an elementary school. The proposed trail aims to serve the residents in the surrounding neighborhoods to the north, east, and west.

Consistency with the Comprehensive Plan:

- The purpose and intent of the Low Density Residential land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and special exception uses.
- Publicly owned parks and recreational areas are permitted by right if included in a zoning district compatible with the Low Density Residential land use designation.
- PLI is an allowable zoning classification for the Low Density Residential land use designation as per the Comprehensive Plan

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Staff Request:

Staff requests the Board of County Commissioners adopt an ordinance enacting a rezone per the following motion:

- 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 Seminole County Land Development Code and moves to adopt the ordinance enacting a rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) for a proposed trail and future recreational amenities on approximately 106.96 acres, located on the west side of Brisson Avenue, north of State Road 46.