



HISTORIC OVIEDO COLORED SCHOOLS MUSEUM SSFLUMA & PD REZONE

Board of County Commissioners Meeting
April 8, 2025



HISTORIC OVIEDO COLORED SCHOOLS MUSEUM SSFLUMA & PD REZONE

Applicant: Judith Smith

Request: Consider a Small-Scale Future Land Use Map Amendment from Medium Density Residential to Planned Development and a Rezone from R-1 (Single Family Residential) to PD (Planned Development) on approximately 0.12 acres, located at the intersection of W SR 426 and James Drive, Oviedo.

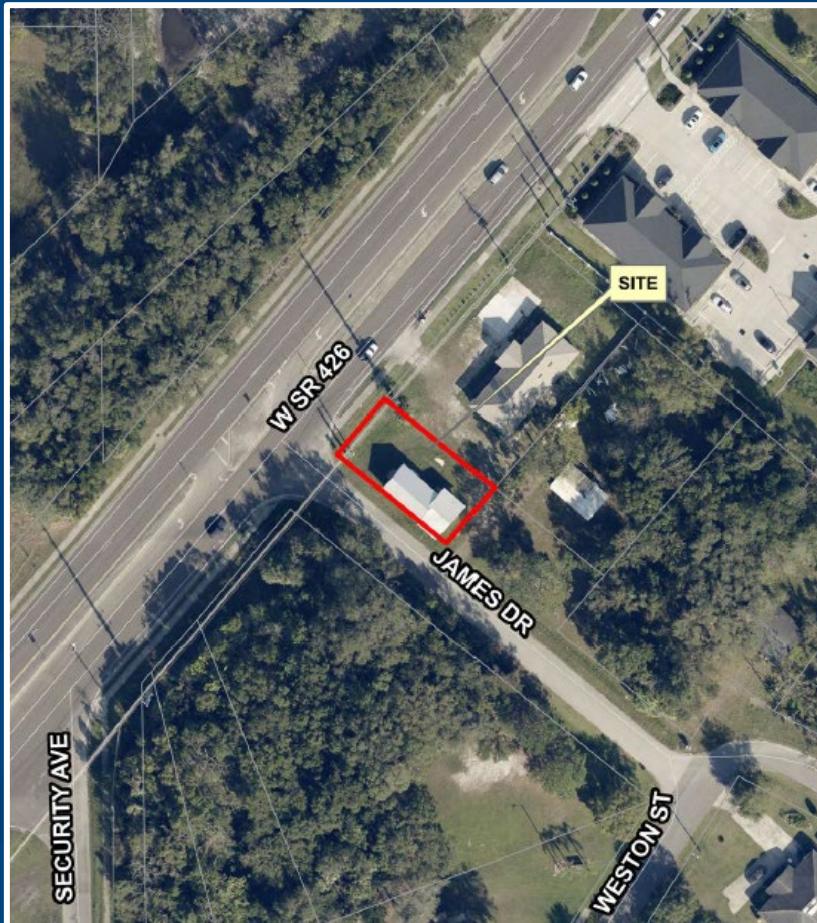
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The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based 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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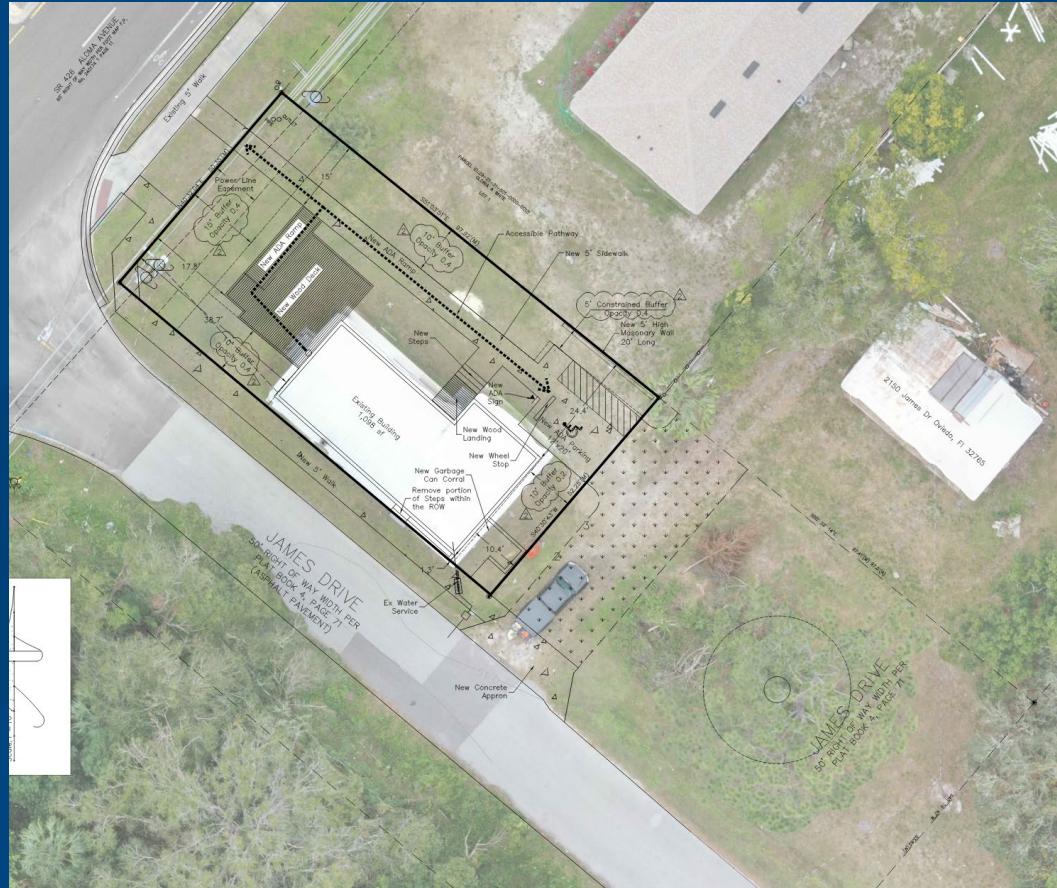


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EXISTING
HISTORIC
BUILDING

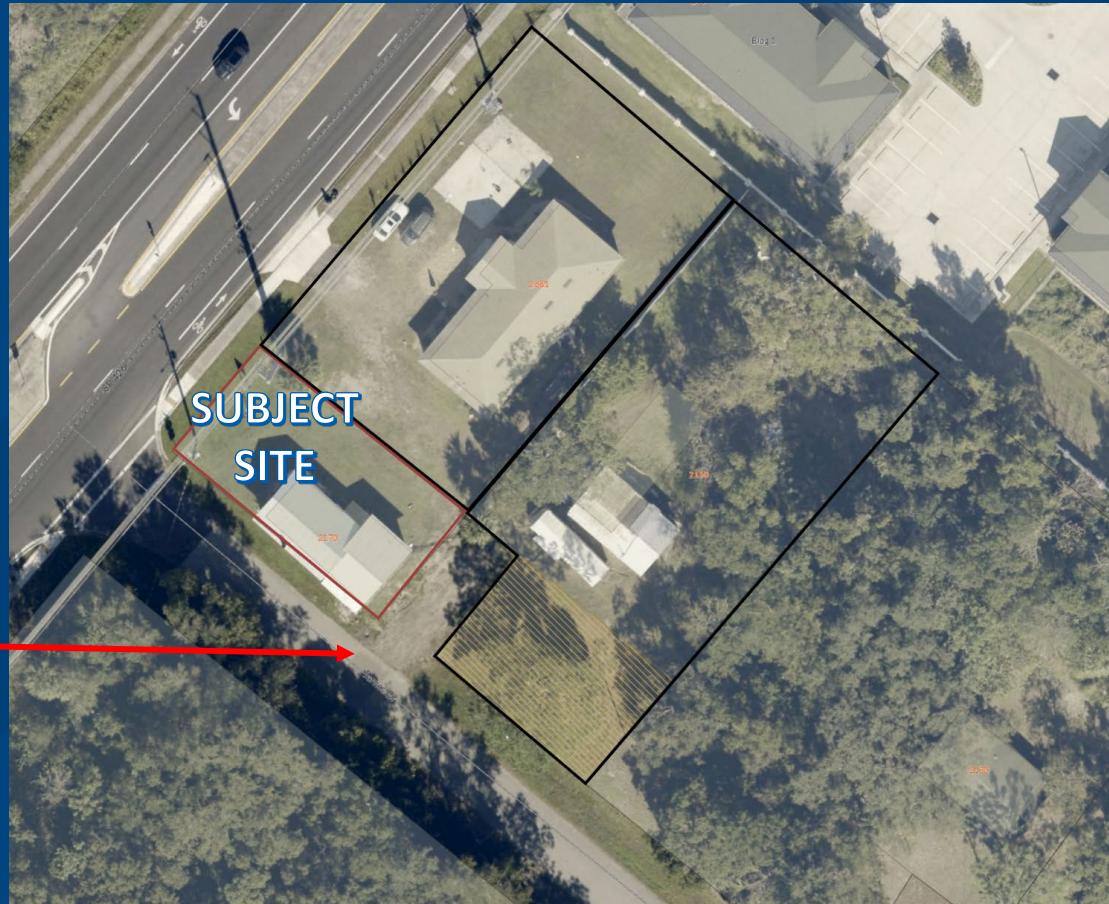


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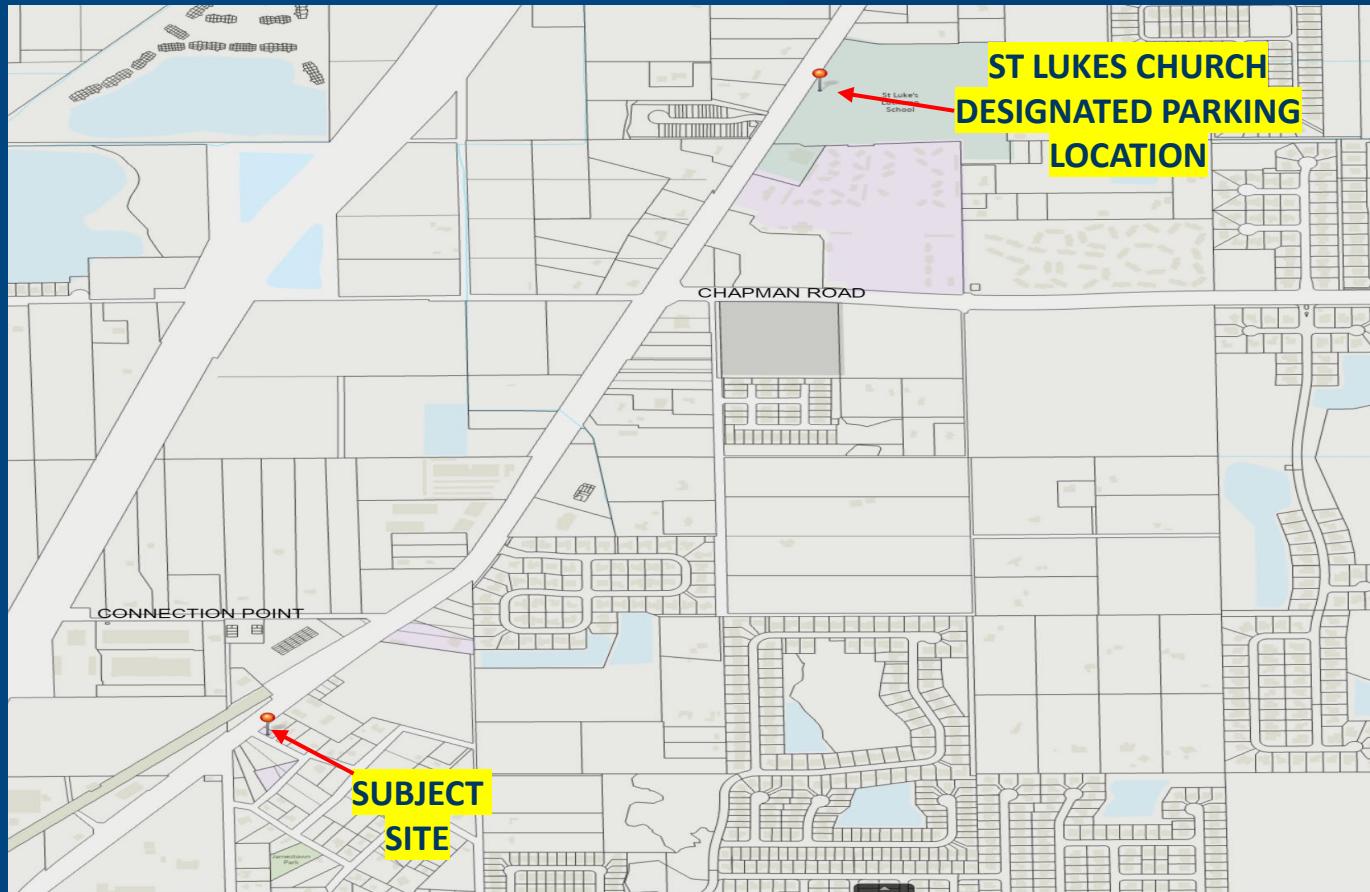


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ACCESS SHOWN
IN RED

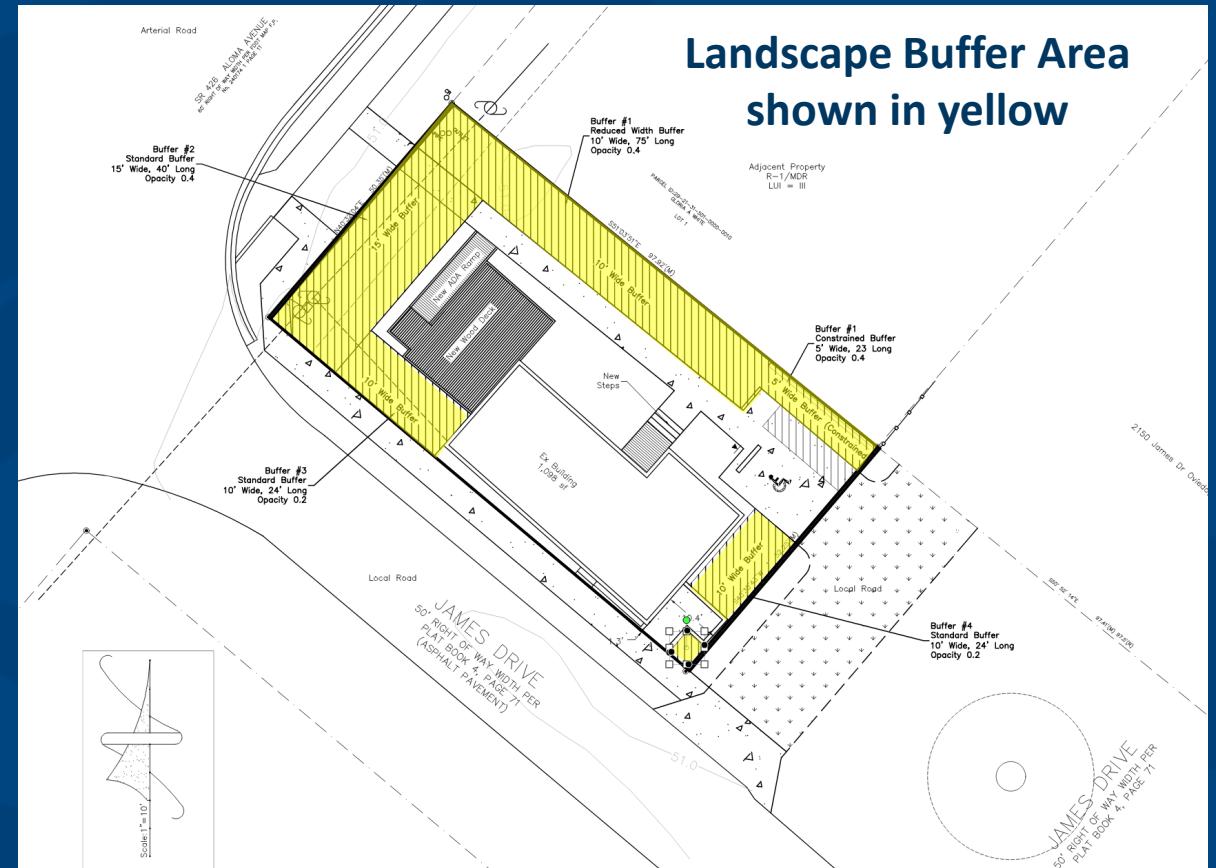
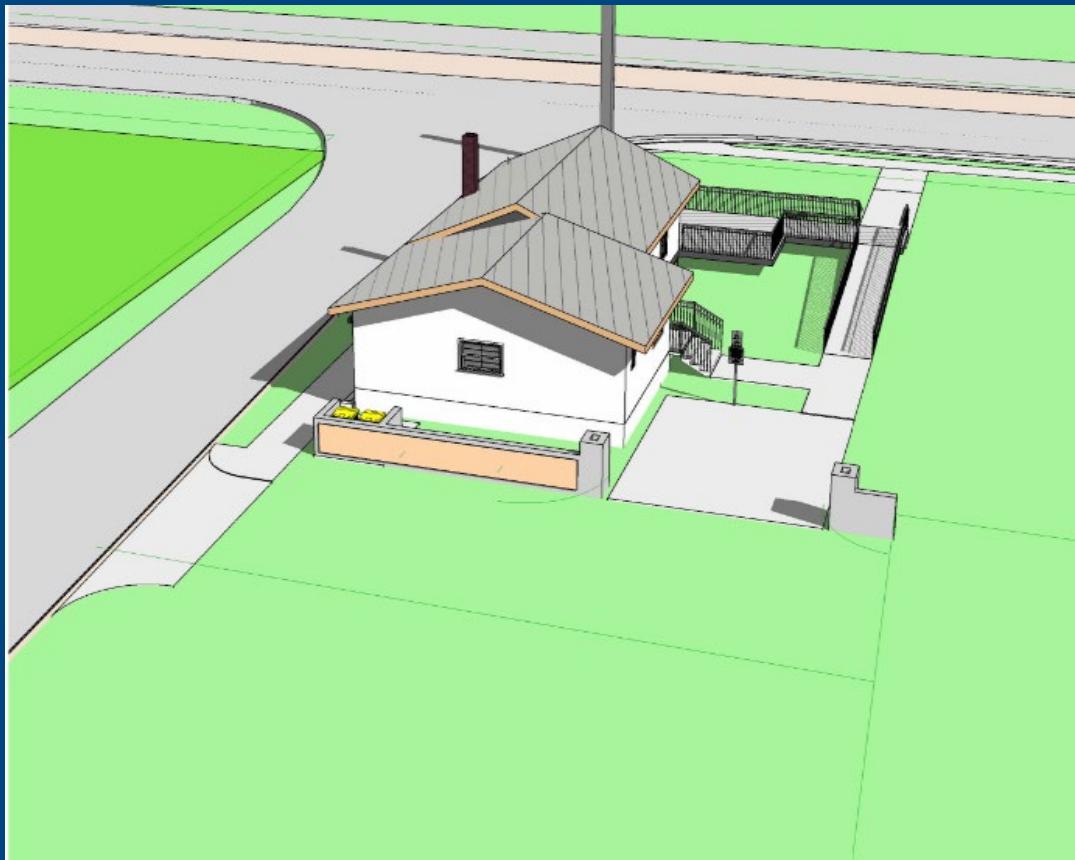


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Review Criteria for Planned Developments, as per SCLDC Sec. 30.8.5.3 states, in approving a Planned Development, the Board of County Commissioners shall affirm that the proposed development is consistent with:

- Review Criteria: The Plan is consistent with the Comprehensive Plan.
- Staff Analysis: The requested Planned Development Future Land Use designation establishes the maximum intensity of the development and supports the proposed PD (Planned Development) zoning classification.
- Review Criteria: 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.
- Staff Analysis: Due to site constraints and the need to preserve the historic nature of the site; redevelopment of under conventional zoning would not be feasible.
- The proposed use of a museum for the preservation and sharing of the history of the colored schools in the Oviedo area will provide an amenity to the community.



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Staff requests the Board of County Commissioners approve the proposed requests with the following two motions:

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 approve the requested Small Scale Future Land Use Map Amendment from Medium Density Residential 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 Land Development Code and moves to approve the requested Rezone from R-1 (Single Family Dwelling) to PD (Planned Development), and associated Development Order and Master Development Plan.