

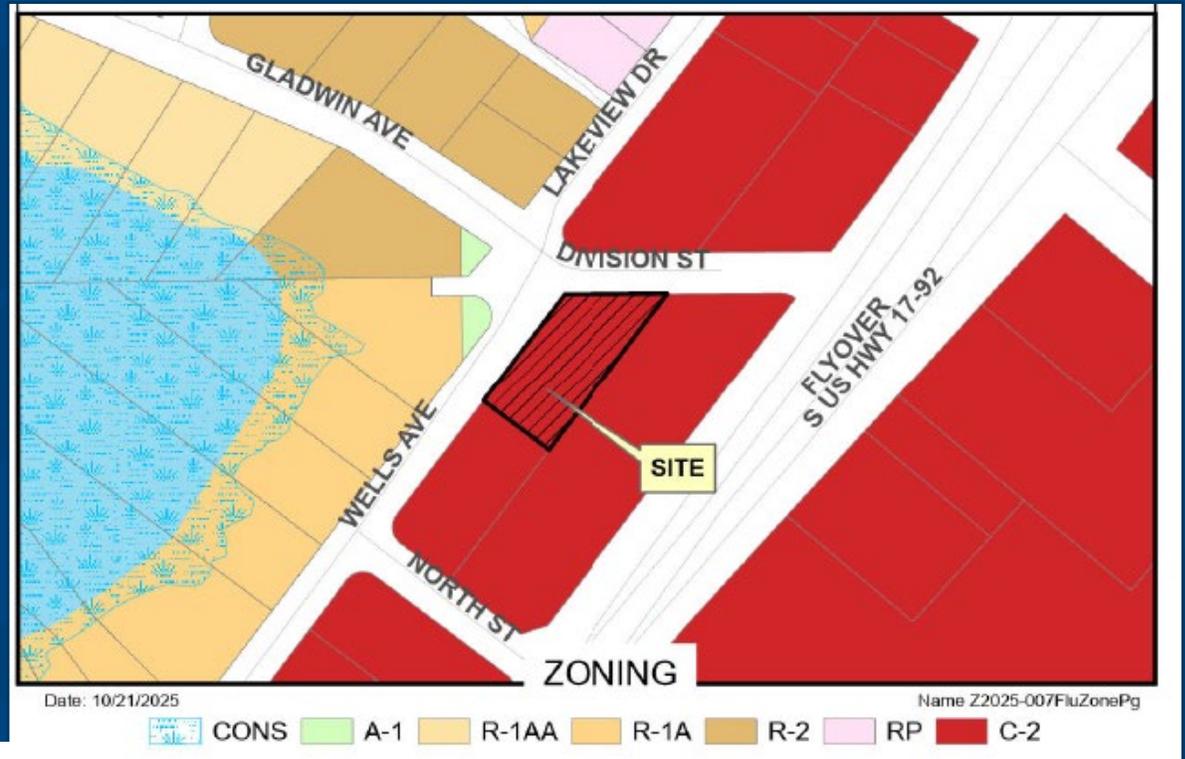
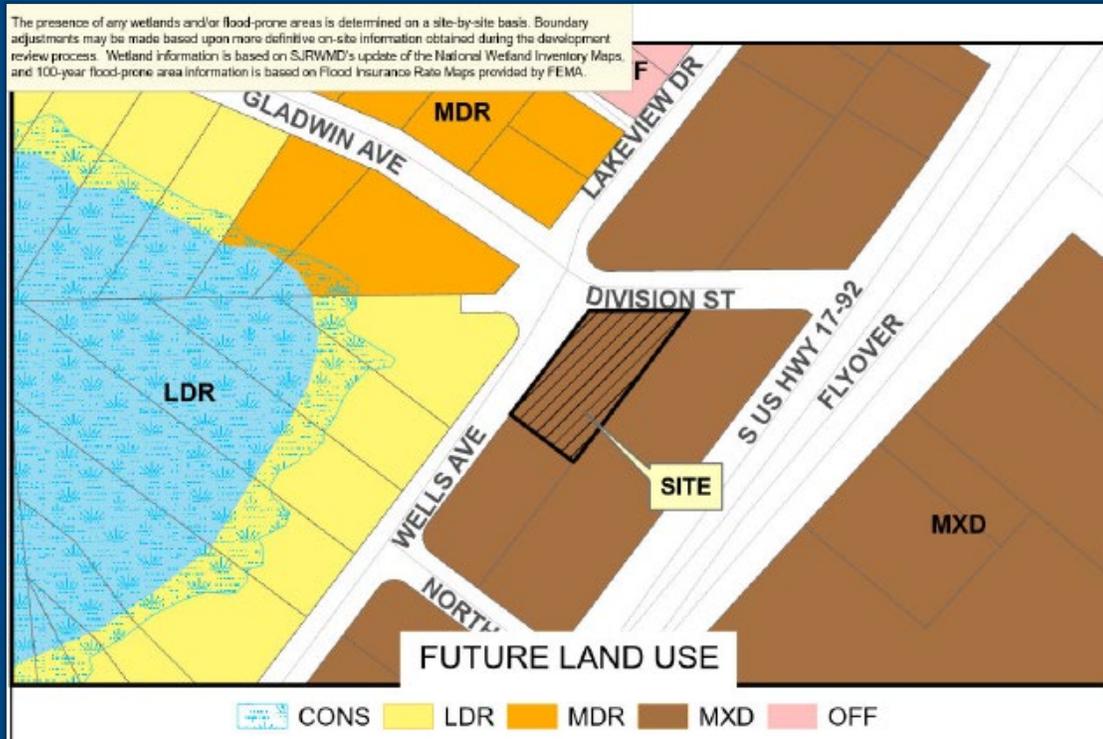
Marsden Building PD Rezone

Applicant: Daniel Marsden

Request: Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed office and warehouse building on approximately 0.47 acres, located on the southeast corner of Division Street and Wells Avenue.

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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.

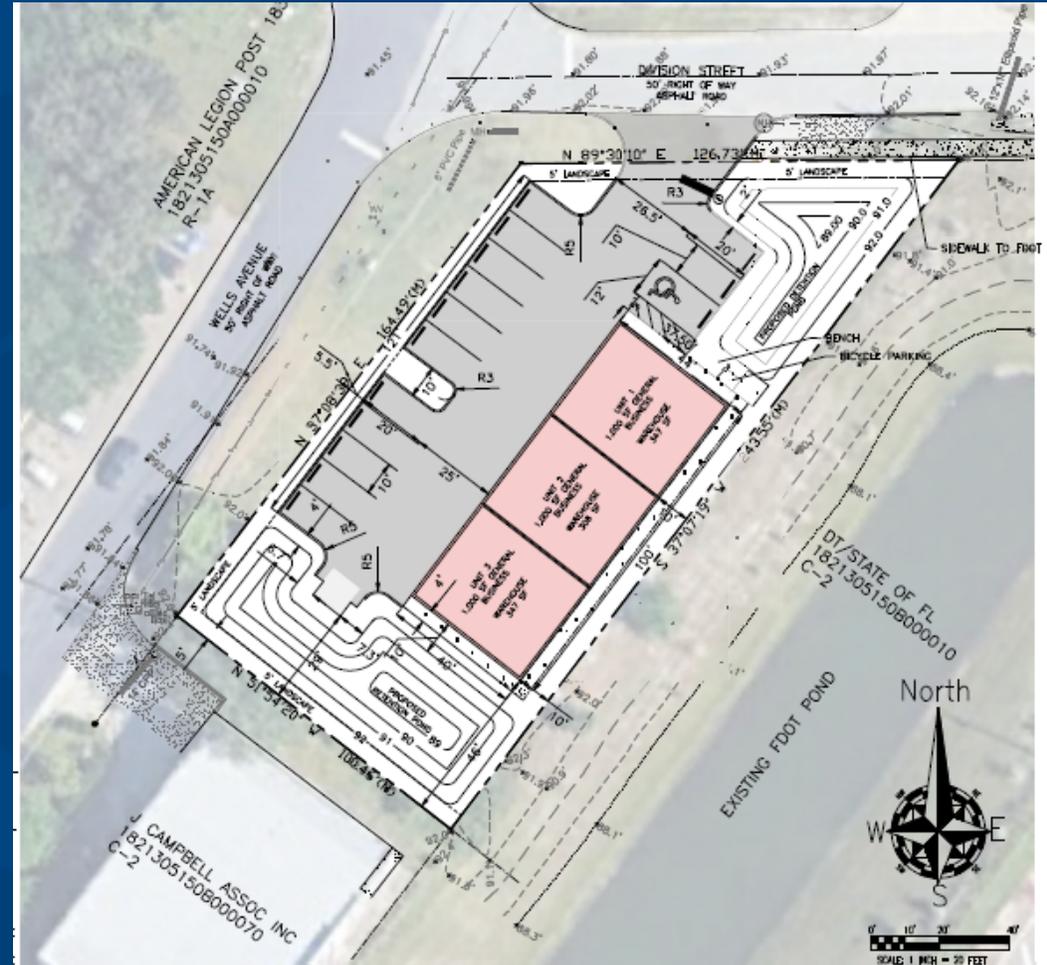


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- The proposed PD zoning will establish new development entitlements to permit a warehouse component accessory to office uses.



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Review Criteria for Planned Developments, as per SCLDC Sec. 30.8.5.3:

- Consistency with the Comprehensive Plan (as stated in the next slide).
- Greater Benefit and Innovation Criteria. Determination by the Board that the proposed development cannot be reasonably implemented through existing provisions of the SCLDC, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations.
 - 1st Benefit: Reduction in vehicle miles traveled per household
 - 2nd Benefit: Innovative development type/Provision of new multimodal connectivity
- Additionally must:
 - Meet or exceed the arbor, tree preservation, and tree planting requirements.
 - Minimize transportation impacts through design elements.

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Consistency with the Comprehensive Plan:

- Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.
- Policy FLU 4.2.2 (A)(4), new single-use non-residential development, including commercial office and very light industrial uses, are permitted on parcels smaller than six (6) acres.
- Policy FLU 4.2.2 (F) (6), undeveloped non-residentially zoned lots seeking new development approvals shall require rezoning to MUCD, PD, MM, or PLI.
- Policy FLU Policy 4.2.2 (F)(3), the Mixed-Use Development Future Land Use places emphasis on walkability.

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- Community Meeting – In compliance with Seminole County Land Development Code Sec. 30.49, the applicant conducted a community meeting on September 9, 2025; details of the community meeting have been provided in the agenda package.
- The Planning and Zoning Commission met on December 3, 2025, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed office and warehouse building on approximately 0.47 acres, located on the southeast corner of Division Street and Wells Avenue.

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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) as per the following motion:

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 Seminole County Land Development Code and moves to adopt the Ordinance enacting a Rezone from C-2 (Retail Commercial) to PD (Planned Development) and approve the associated Development Order and Master Development Plan.