

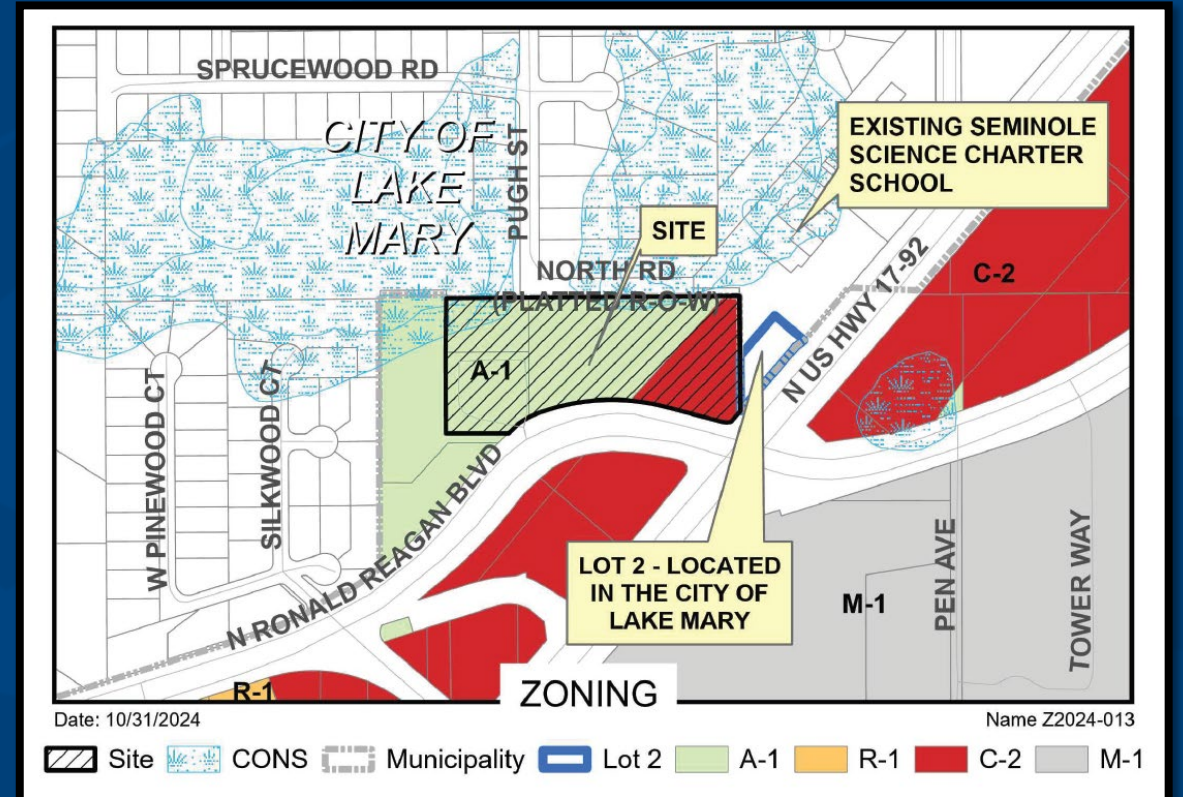
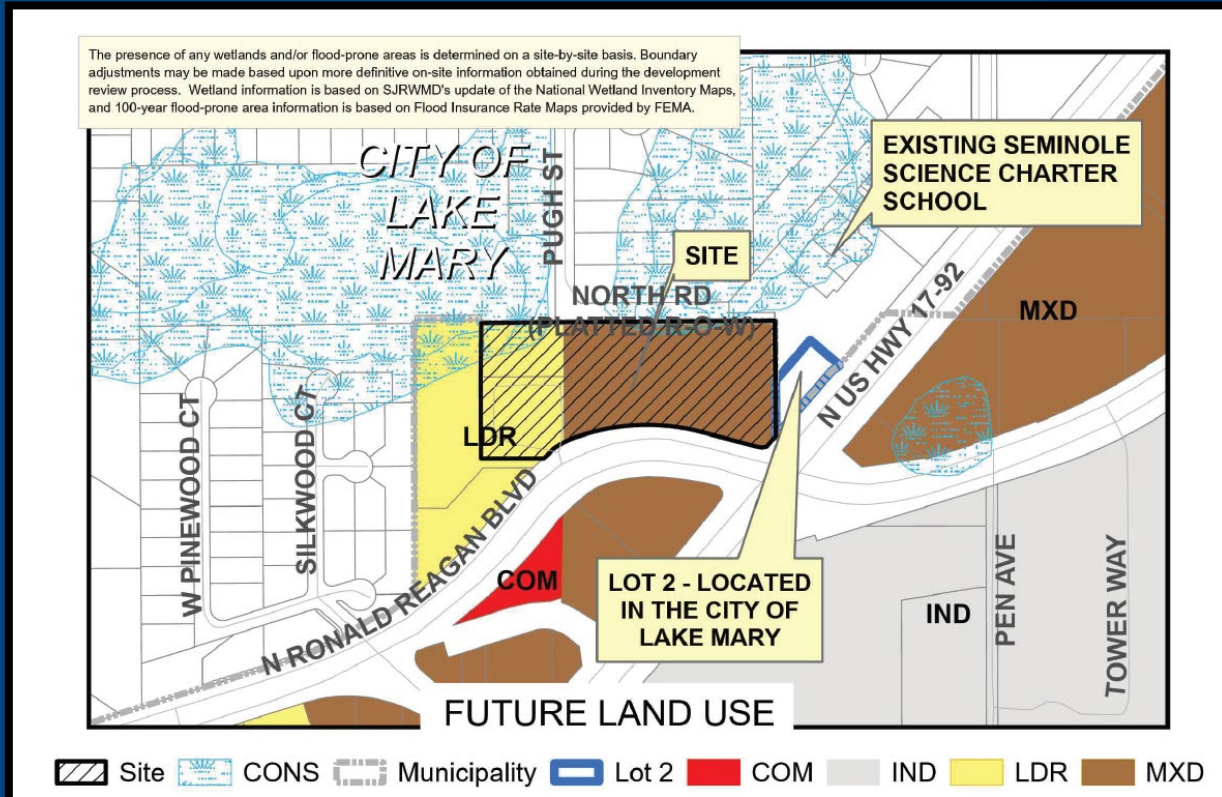


SEMINOLE SCIENCE SCHOOL EXPANSION SSFLUMA & PD REZONE

Applicant: Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC

Request: Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

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The proposed project supports the objectives of the Planned Development (PD) Zoning designation. The Master Development Plan provides:

- Permitted uses are limited to a school and related accessory use.
- Provides sufficient buffering to maintain compatibility between the existing development and the adjacent properties.
- Defined hours of operation to protect the surrounding area from noise that may come from student pick up and drop off and the operation of the recreational field.
- Provides the required twenty-five (25) percent open space.

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As per LDC Sec. 30.8.5.3, in approving a Planned Development, the Board shall affirm that the proposed development is consistent with:

- The Comprehensive Plan (as discussed in next slide).
- Greater Benefit and Innovation Criteria. PD zoning may be approved if determined that the proposed development cannot be reasonably implemented through existing provisions of the LDC, and that a PD would result in greater benefits to the County than development under a conventional zoning district.
 - 1ST Benefit : Crime Prevention: The design of the proposed school building allows pedestrian and roadway access around the entire building. This would allow more eyes around the school and visibility of public spaces to reduce and prevent crime.
 - 2nd Benefit: Neighborhood/community amenities – The Applicant is providing an extension to the existing school, which provides a community amenity.

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Consistency with the Comprehensive Plan:

- The purpose and intent of the PD Future Land Use designation is to enable innovative arrangements of the land development features not possible with standard land use designations and zoning districts.
- The proposed PD Zoning classification is compatible with the general trend of development in the area along N. Hwy 17-92 and Ronald Reagan Blvd, which consists primarily of commercial uses, as well as civic assembly uses, such as schools (ex: Lake Mary Bilingual Academy), and churches. MDP shows adequate buffering along the entire perimeter of the site and limits the hours of operation. The adjacent properties have the following uses: a County stormwater pond to the west, vacant HOA common area (Lake Mary Woods Phase 2) and an undeveloped portion of right of way called “North Street” to north, which provides extra buffering between the subject property and the adjacent residences.

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- Staff finds the proposed Planned Development Future Land Use designation and Planned Development zoning classification to be consistent with the requirements of the LDC and Comprehensive Plan.
- The Applicant conducted a community meeting on October 1, 2024.

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The Planning and Zoning Commission met on December 4, 2024, and unanimously recommended approval of the FLUM amendment to PD and rezoning to PD with two suggests conditions:

- 1) No connection to Pugh Street now or in the future and;
- 2) Fencing, such as a PVC fence, be installed along the north side of the property by the existing residences.

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After hearing resident concerns from residents at the Planning and Zoning meeting, the Applicant proposed the following additional conditions:

- External shielding shall be required on the light poles for the recreational/soccer field.
- No outdoor speaker system, except emergency or life safety purposes or as required by law.
- Access shall not only be prohibited along Pugh St, but also along North Rd.
- Outdoor lighting requirements shall conform with Part 15 of the LDC, in addition to the following (in the event of conflict the most restrictive will apply):
 - Light spillage: Illumination from any recreation/soccer field lights onto nearby residential properties shall not exceed 0.1 foot-candles.
 - Field lighting shall not exceed twenty-five (25) feet and may not be tilted toward adjacent properties.
 - Flood lighting is prohibited.
 - Timed controls must dim all outdoor lighting by at least 50% within one hour of the close of business.
 - Recreational/ soccer field lighting fixtures shall be shielded and in a manner that no light is emitted above a horizontal plane passing through the lowest point.

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Requested Board Action:

Staff requests the Board of County Commissioners adopt the proposed Small Scale Future Land Use Map Amendment and Rezone in two motions as follows:

MOTION 1) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does meet the identified portions of the Comprehensive Plan and moved to adopt the requested Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low 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 does meet the identified portions of the Seminole County Land Development Code and moves to adopt the requested Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development), and associated Development Order and Master Development Plan.