

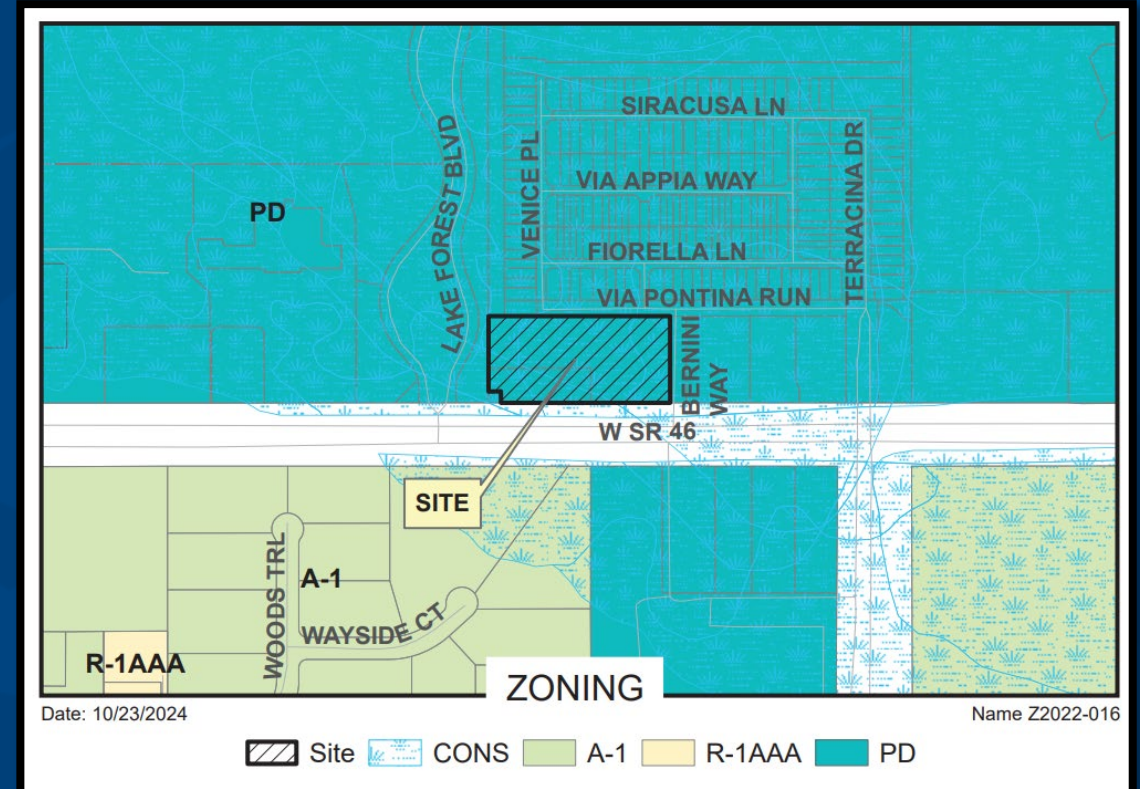
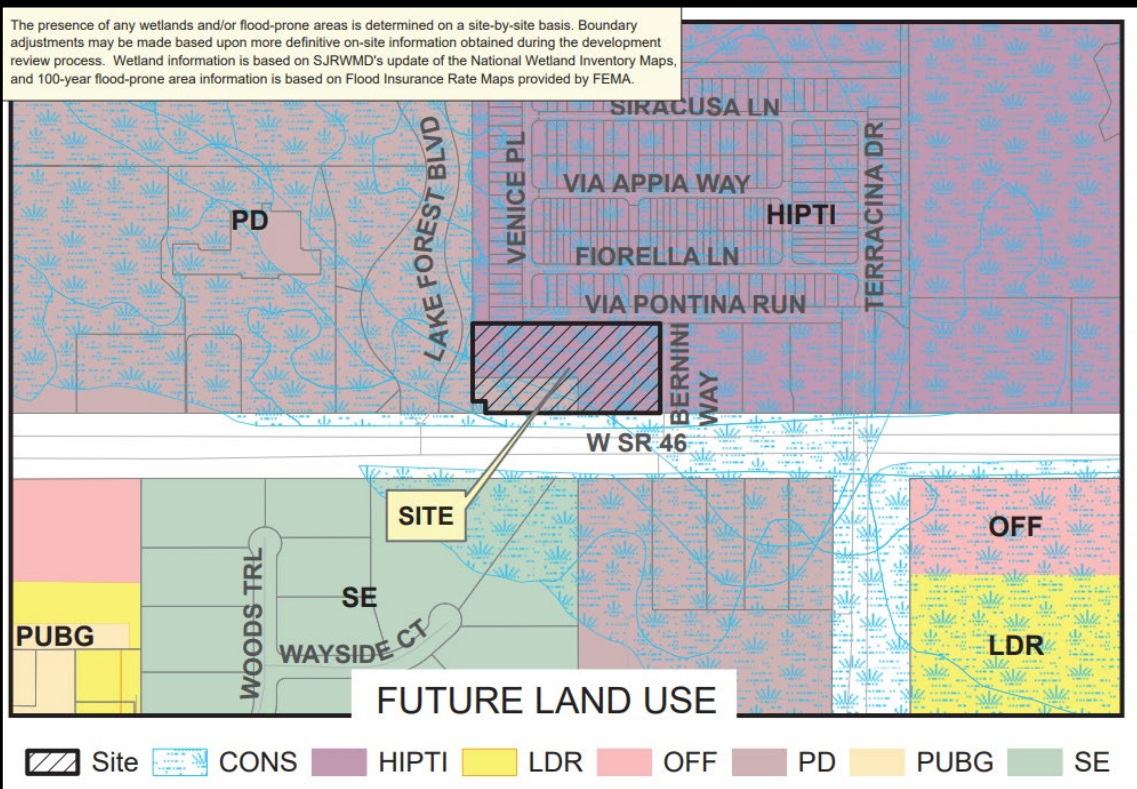
SR46/LAKE FOREST (AKA TERRACINA) SSFLUMA & PD MAJOR AMENDMENT

Applicant: Robert Hattaway presented by authorized applicant Chad Moorehead

Request: Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd.

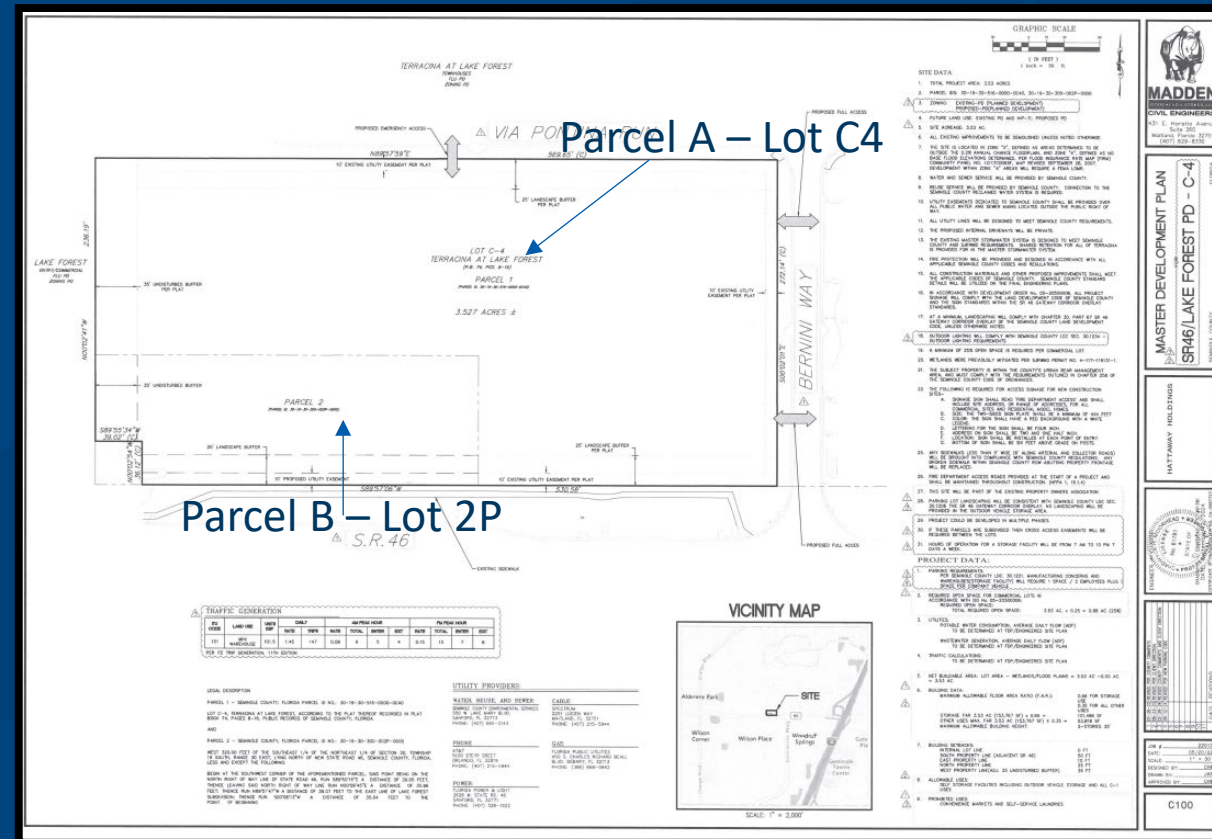
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The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based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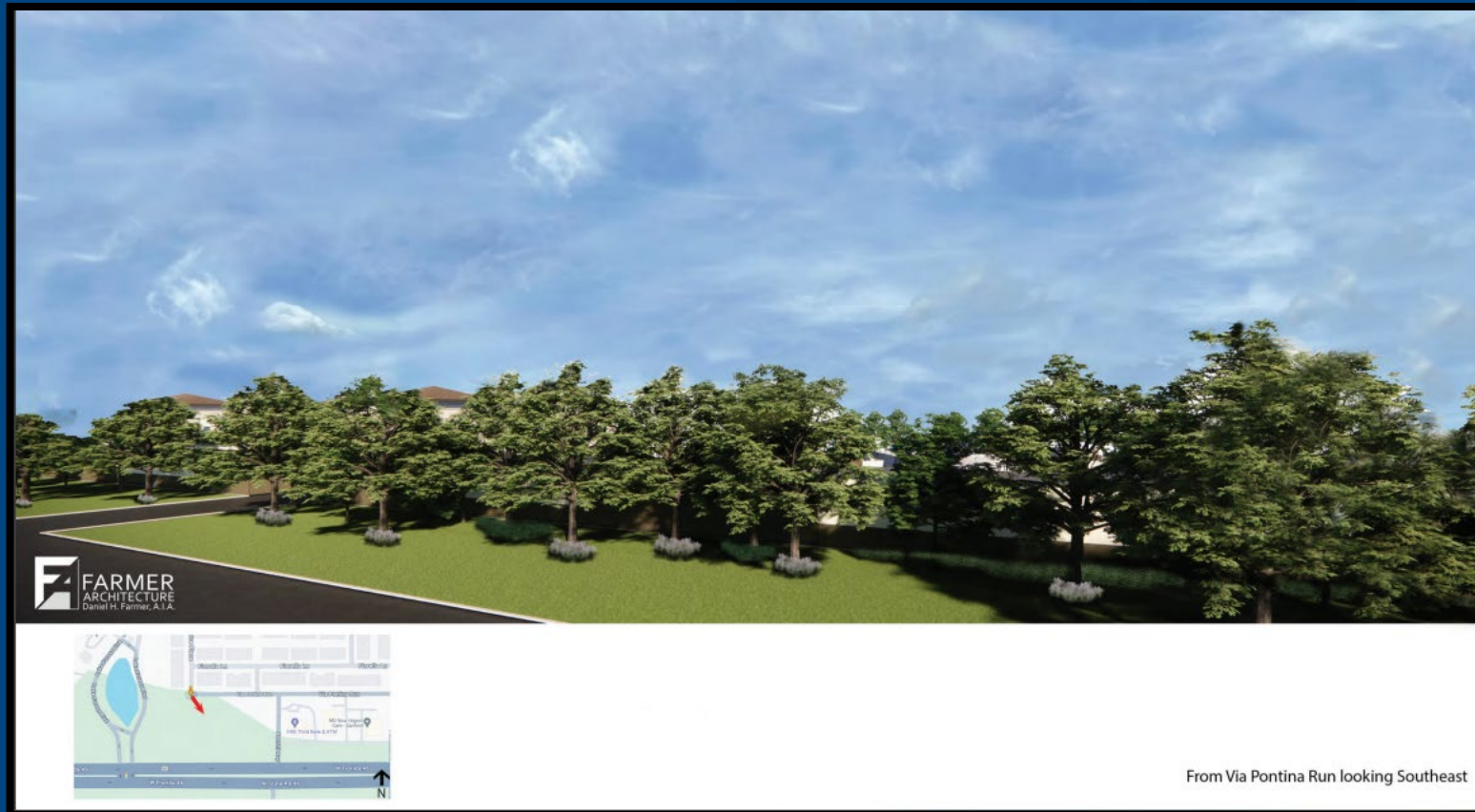


 **FARMER**
ARCHITECTURE
Daniel H. Farmer, AIA

From State Rd 46 looking South West

Looking Southwest
from SR 46.

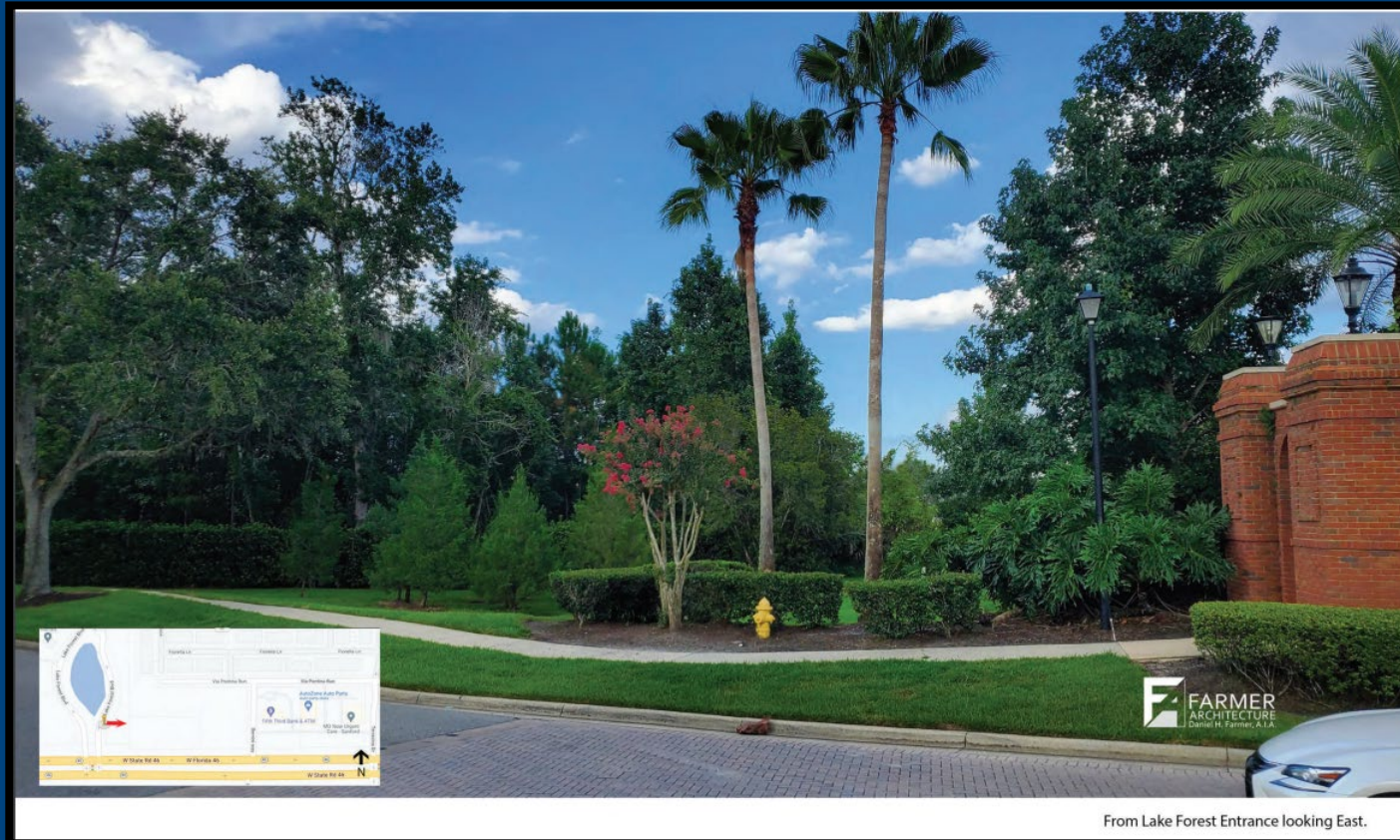
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From Via Pontina Run looking Southeast

Looking Southeast
from Via Pointina
Run.

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Looking East from the
Lake Forest Entrance.

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Looking Northwest
from State Road 46

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 **FARMER**
ARCHITECTURE
Daniel H. Farmer, A.I.A.

From State Rd 46 looking North

Looking North
from State
Road 46.

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Pursuant to the review criteria in Sec. 30.443, the proposed development must be consistent with the Comp Plan and effectively implement its performance criteria. Further, it must be shown that the proposed development cannot be reasonably implemented through existing provisions of the SCLDC, and that PD zoning would result in greater benefits to the County than development under a conventional zoning district.

In approving a Planned Development, the Board must find:

- Comprehensive Plan consistency;
- General Level of Development Quality– The Applicant provided an architectural rendering illustrating a wall to be located on three (3) sides of the development which would prohibit pedestrian accessibility from the adjacent townhome community and eliminate the opportunity for a variety of commercial goods and services that may be provided under the C-1 zoning district.

Development standards for PD rezonings are conditioned in a Master Development Plan and Development Order. Specific criteria for development may address, compatibility, access, utility capacity, and transit. Architectural and other design elements should be included as approval conditions where it will support County goals (economic development, neighborhood compatibility, or aesthetic or environmental enhancement of an area).

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Staff finds the request for a Future Land Use Amendment and PD Rezone to be:

- Not compatible with the surrounding uses in the area with the inclusion of an intense self-storage use. The project has a proposed F.A.R. of 0.66, which exceeds the Commercial maximum F.A.R. of 0.35. This level of intensity almost doubles the maximum F.A.R. for commercial uses and is not compatible with the abutting single family residential use (Lake Forest Community).
- Not in character with the uses currently established along this segment of the SR 46 Gateway Corridor, which primarily consists of Commercial, Higher Intensity Planned Development - Target Industry Uses, Office, Low Density Residential, and Suburban Estates.
- Lacking in information to support the rezone, the Applicant has not provided evidence on how the PD project will result in a greater benefit to the County than if developed in a conventional zoning district.
- Not compatible with the character of the area. The architectural renderings provided by the Applicant show a wall surrounding the site, which is not consistent with the design layout of the retail site adjacent to the property. The Board may deny the PD future land use designation and the rezoning request if the desired level of compatibility is not reached.

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Staff finds that based on the foregoing, the requested Planned Development Future Land Use and PD Rezone classification with a maximum F.A.R. of 0.66, and the proposed use equivalent to Industrial, incompatible with the surrounding trend of development in the area; and therefore, inconsistent with Seminole County Comprehensive Plan and the Seminole County Land Development Code.

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The Applicant held their first community meeting on June 14, 2022, and held another community meeting that was scheduled for October 10, 2024, but was rescheduled for October 22, 2024, due to Hurricane Milton.

The Planning and Zoning Commission met on December 4, 2024, and voted unanimously to recommend the Board of County Commissioners deny the requested Small Scale Future Land Use Map Amendment and deny the requested Rezone, and associated Development Order and Master Development Plan.

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Requested Board Action:

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

MOTION 1.) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the comp plan amendment request does not meet the identified portions of the Comp Plan and moves to deny the requested Small Scale Future Land Use Map Amendment.

MOTION 2.) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the rezoning request does not meet the identified portions of the Seminole County Land Development Code and Comp Plan and moves to deny the requested Rezone, and associated Development Order and Master Development Plan.

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Alternative Board Action:

If the Board decides to approve the proposed Small Scale Future Land Use Map Amendment and concurrent Rezone the following two motions can be used:

MOTION 1.) Based on the Applicant's submittal and the testimony and evidence received at the hearing, the Board finds the comp plan amendment request meets the identified portions of the Comp Plan and moves to approve the requested Small Scale Future Land Use Map Amendment.

MOTION 2.) Based on Applicant's submittal and the testimony and evidence received at the hearing, the Board finds the rezoning request meets the identified portions of the Seminole County Land Development Code and Comp Plan and moves to approve the requested Rezone, and associated Development Order and Master Development Plan (with the Staff conditions listed in the agenda memo).

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Staff's recommended conditions:

- Redesign the site to include a minimum of 6,000 square feet of bottom floor C-1 (Retail Commercial) uses per building. The retail and office component of the self-storage facility may be included in the minimum required square footage calculation for the C-1 uses. Alternatively, the bottom floor of two main self-storage buildings must be designed to appear as bottom floor retail in architecture; for example, faux retail facades.
- Outdoor storage of any kind is prohibited.
- The single-story outside entry self-storage buildings shall be fully screened from off-premises view by utilizing site design and buffer components that provide 100% opacity. Buffer components may include a solid wall or a decorative open fence with landscaping to screen the buildings from view from W SR 46, the Lake Forest Community, and the Terracina Townhomes.
- Enhanced Architectural renderings for the proposed development must be included as part of the Development Order with the following conditions: the building façade must consist of earth tones; the windows have a reflective tint so that storage units are not visible from offsite; and the roof of the self-storage buildings be of a tile design consistent with the development adjacent on the east, and the Terracina Townhomes adjacent to the north.