

Summary Information

Towns of Greenleaf Small Scale Future Land Use Amendment		
APPLICANT	Henry Chirinos, PE	
PROPERTY OWNER(S)	George P Kirk	
REQUEST	Amend the Future Land Use designation from COM to MDR	
PROPERTY SIZE	1.81 acres	
PROPERTY LOCATION	West side of SR 426, 0.2 mile south of Slavia Rd.	
PROPERTY TAX ID	20-21-31-300-0090-0000, 20-21-31-300-009A-0000	
AMENDMENT NUMBER	07.22SS.04	
COMMISSION DISTRICT	1 Dallari	
NEIGHBORHOOD MEETING DATE	September 13, 2022	
HEARING DATE(S)	P& Z: 12/7/2022 continued to 1/4/2023	BCC: 2/14/2023
EXISTING USE OF SUBJECT PROPERTY	20-21-31-300-009A-0000: Vacant 20-21-31-300-0090-0000: Single Family Residential	
EXISTING ZONING OF SUBJECT PROPERTY	A-1	
	EXISTING USE	FUTURE LAND USE DESIGNATION
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Single Family Residential	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Church & School	PUBS
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Single Family Residential	MDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Vacant	MDR

FUTURE LAND USE ELEMENT AMENDMENT REVIEW CRITERIA

The Future Land Use Element of the Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility analysis. These criteria include:

- A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.**

Staff Findings

The character of the area has remained relatively consistent over the past ten years. There is a concentration of vacant and developed single-family residential and institutional uses along SR 426, which have been established since 2009. There is also a concentration of agricultural properties to the west of the subject parcels which have not undergone further development. Overall, the character of the area has been primarily institutional and residential and has not experienced significant change.

Nearby parcels to the north, currently in single family and agricultural use, have not yet developed to be consistent with the Commercial FLU designation. However, the proposed amendment to Medium Density Residential on the subject property will support multi-family development to the west in accordance with the County's future land use map.

- B. Whether public facilities and services will be able to be available concurrent with the impacts of development at adopted levels of service, or whether approval of the proposal would create internal inconsistency within the Seminole County Comprehensive Plan by impacting adopted levels of service or other related Goals, Objectives and Policies, particularly those addressing capital improvement programs and fiscal feasibility.**

Maximum permitted development within the portion of the subject property proposed for a Future Land Use Amendment is 18 dwelling units (10 dwelling units per net buildable acre). The following table provides adopted level of service standards for public services and facilities, and potential impacts of the proposed amendment.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: 250 gpd Provider: Seminole County	4,500 gal/day
Sanitary Sewer Facilities LOS: 215 gpd Provider: Seminole County	3,870 gal/day
Recreation LOS:	

Facility or Service Level of Service (LOS) And Provider	Potential Impact
3.6 total acres/1000 population 1.8 developed acres/1000 population Provider: Seminole County	0.17 total acres demand 0.08 developed acres demand
Solid Waste LOS: Seminole County Landfill LOS: 4.3 lbs./capita/day. Seminole County Transfer Station LOS: 4.0 lbs./capita/day	36.73 tons/year 0.09 tons/day
Schools	Elementary: 3 Middle: 2 High: 2
Transportation Impacts	The proposed amendment from COM to MDR is expected to have negligible impacts on traffic volumes in the area.

Staff Findings

The applicant provided a letter from Seminole County Environmental Services which indicates adequate utility capacity to serve the project. A capacity determination from Seminole County Public Schools indicates that the students generated by the development can be accommodated within existing and planned school facilities. Vehicle trips generated by the proposed MDR designation, as compared with the existing COM designation, are expected to have minimal impacts on adjacent roadways.

- C. Whether the site will be able to comply with flood prone regulations, wetland regulations (if subject property is located within the Environmentally Sensitive Lands Overlay), and all other adopted development policies and regulations.**

Staff Findings

Based on FIRM map with an effective date of 2007, there appear to be no floodplains on the subject property. The survey provided by the applicant does not indicate any wetlands on the parcels subject to a land use amendment. Any additional environmental issues that may arise during final development review will be addressed through existing regulations and processes.

- D. Whether the proposal adheres to other special provisions of law and the Seminole County Comprehensive Plan (e.g., the Wekiva River Protection Act, Seminole County Urban/Rural boundary, etc.)**

Staff Findings

The proposal is not in the East Rural Area, Wekiva River Protection Area, or other areas subject to special standards of review.

E. Whether the proposed Future Land Use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.

Staff Findings

Existing development surrounding the subject parcels includes single family residential, institutional, and agricultural uses. However, there are extensive undeveloped properties to the west and south which are currently designated MDR. The proposed amendment would facilitate multi-family development on an existing MDR parcel which constitutes the bulk of the 6.7-acre development site. The County's adopted FLU map indicates that multi-family residential is a preferred use in the area.

F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:

1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to PD Future Land Use);
2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);
3. A range of obtainable housing opportunities and choices, including affordable or workforce housing;
4. Economic development (enabling higher paying jobs);
5. Reduction in transportation impacts on areawide roads;
6. Mass transit and a variety of transportation choices; and
7. Whether the proposed Future Land Use designation is consistent with other applicable Seminole County Comprehensive Plan Goals, Objectives and Policies, and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Staff Findings

The proposal is for a townhome subdivision, a "missing middle" housing type in the range between traditional single family and high-density apartments. The medium density residential use may incur less transportation impacts than a commercial development under the existing future land use designation.

The proposal is consistent with Policy FLU 5.4 Water and Sewer Service Expansion because applicant has ensured adequate service is available. The amendment would also allow development of the townhome subdivision to take place towards the east of existing wetlands on parcel 20-21-31-300-002B-0000, which adheres to Policy FLU 1.17 Cluster Development. This in turn further preserves the environmentally sensitive characteristics of the existing wetlands.

The proposal adheres to Policy TRA 2.5.6 Discourage Direct Access, because it discourages the creation of individual lots and parcels that require direct access and connections to any county roadway with the exception of residential

subdivision streets. Finally, the proposal adheres to Policy CON 3.12 Central Florida Regional Growth Vision (How Shall We Grow?) through the preservation of open space.