

DEVELOPMENT SERVICES PUBLIC HEARING ITEMS

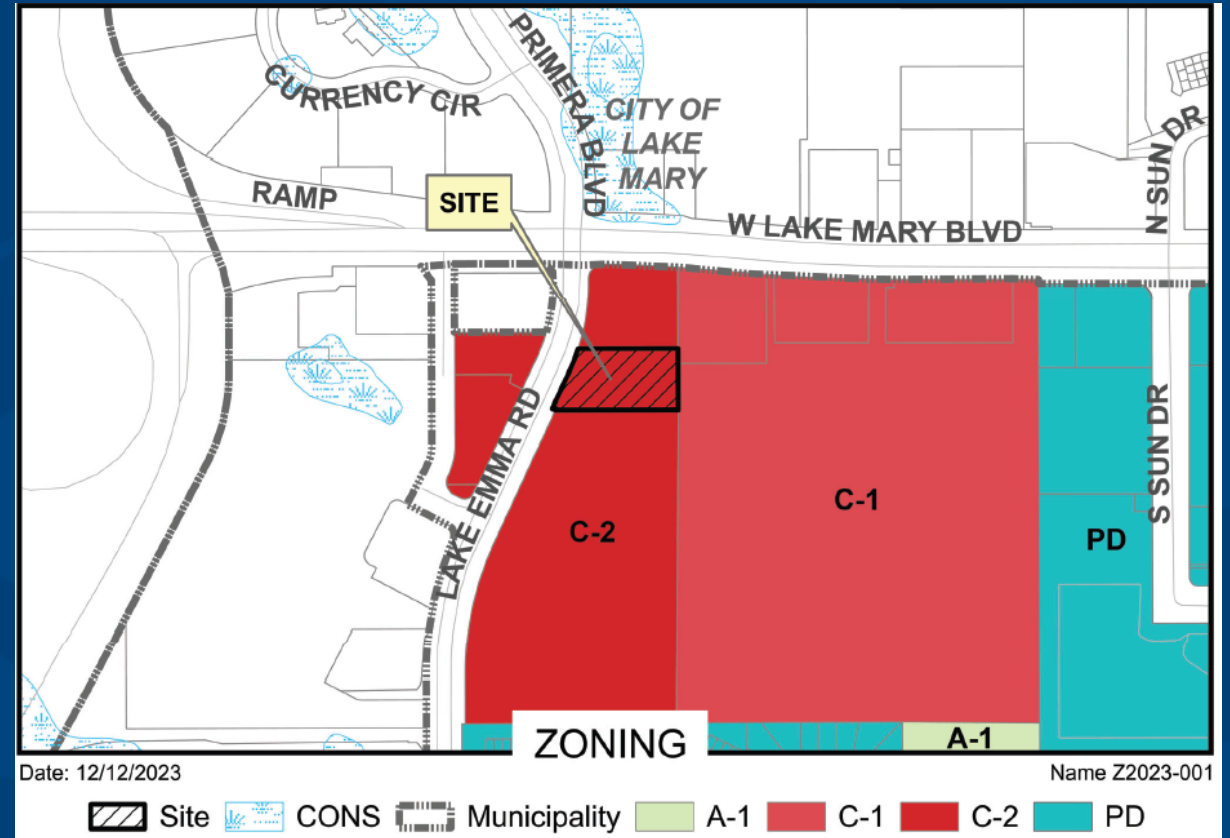
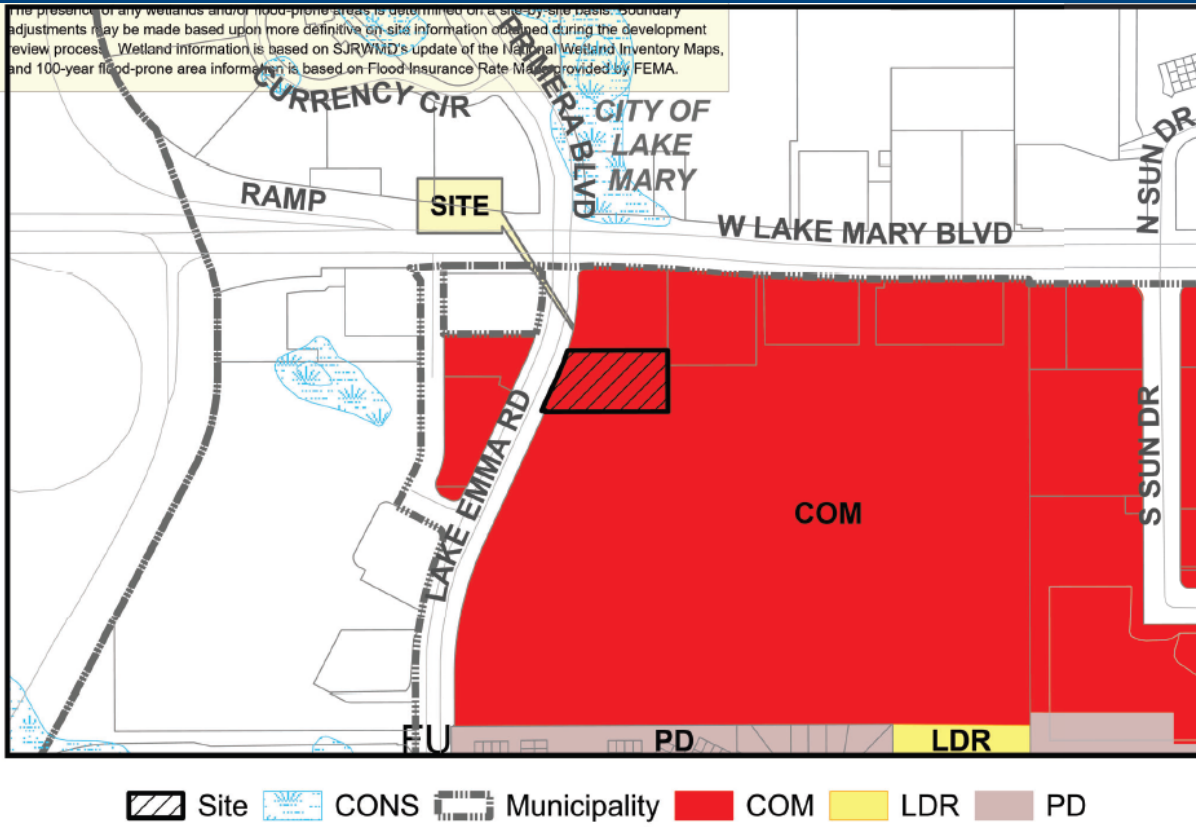
Board of County Commissioners Meeting
June 11, 2024

LAKE EMMA SELF-STORAGE SSFLUMA & REZONE

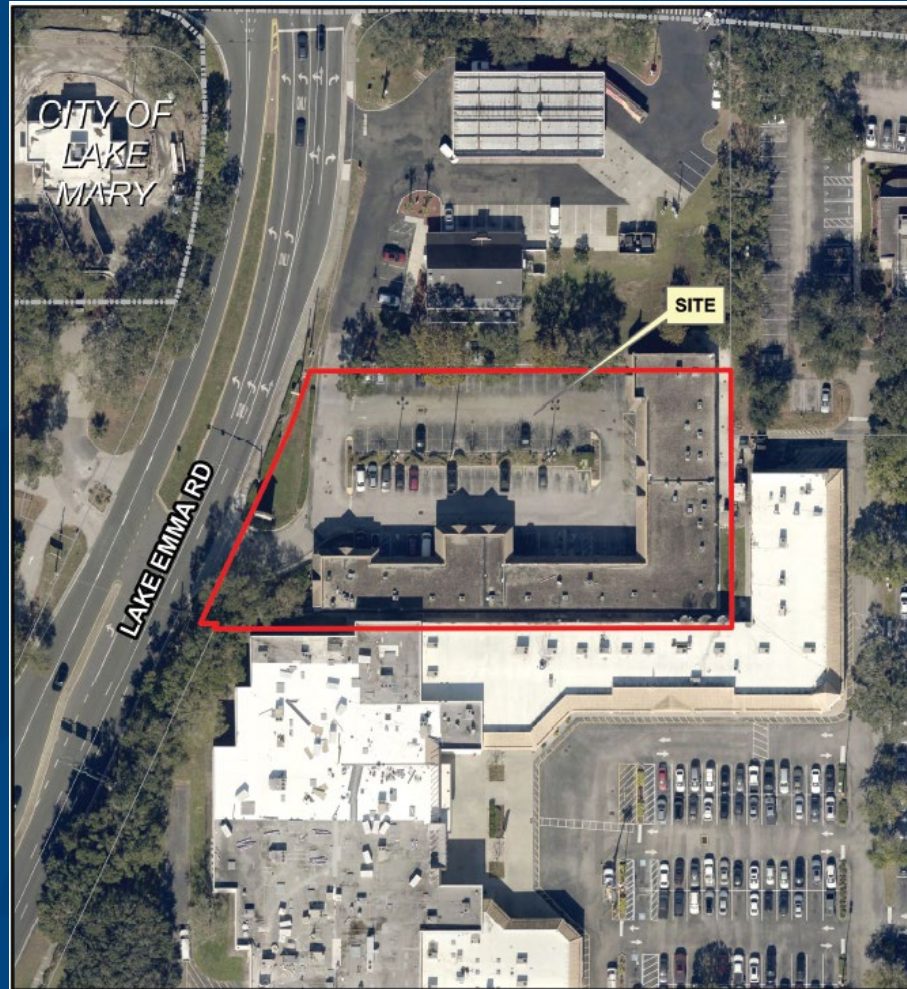
Applicant: Huber Group, LLC

Request: Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and Rezone from C-2 (Retail Commercial) to PD (Planned Development) on approximately 1.26 acres, located on the east side of Lake Emma Road, approximately 250 feet south of Lake Mary Boulevard.

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The Purpose and Intent of the Lake Mary Gateway Corridor Overlay :

- To insure the roadway is developed into a well landscaped, scenic gateway;
- To provide uniform design standards to establish high quality development;
- To prevent visual pollution caused by unplanned and uncoordinated uses, buildings and structures;
- To maximize traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement;
- To maintains and enhance property values;
- To preserve natural features to the extent practicable; and to recognize and make allowances for existing uses and buildings.

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Lake Mary Gateway Corridor Overlay

Criteria:

- Building setback of 50 feet.
- Maximum building height of 35 feet.
- Minimum buffer width of 15 feet along Lake Emma Road.

The Applicants Proposal:

- Building setback of 50 feet.
- Maximum building height of 50 feet.
- Minimum buffer width of 5 feet along Lake Emma Road.

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Proposed Building Rendering

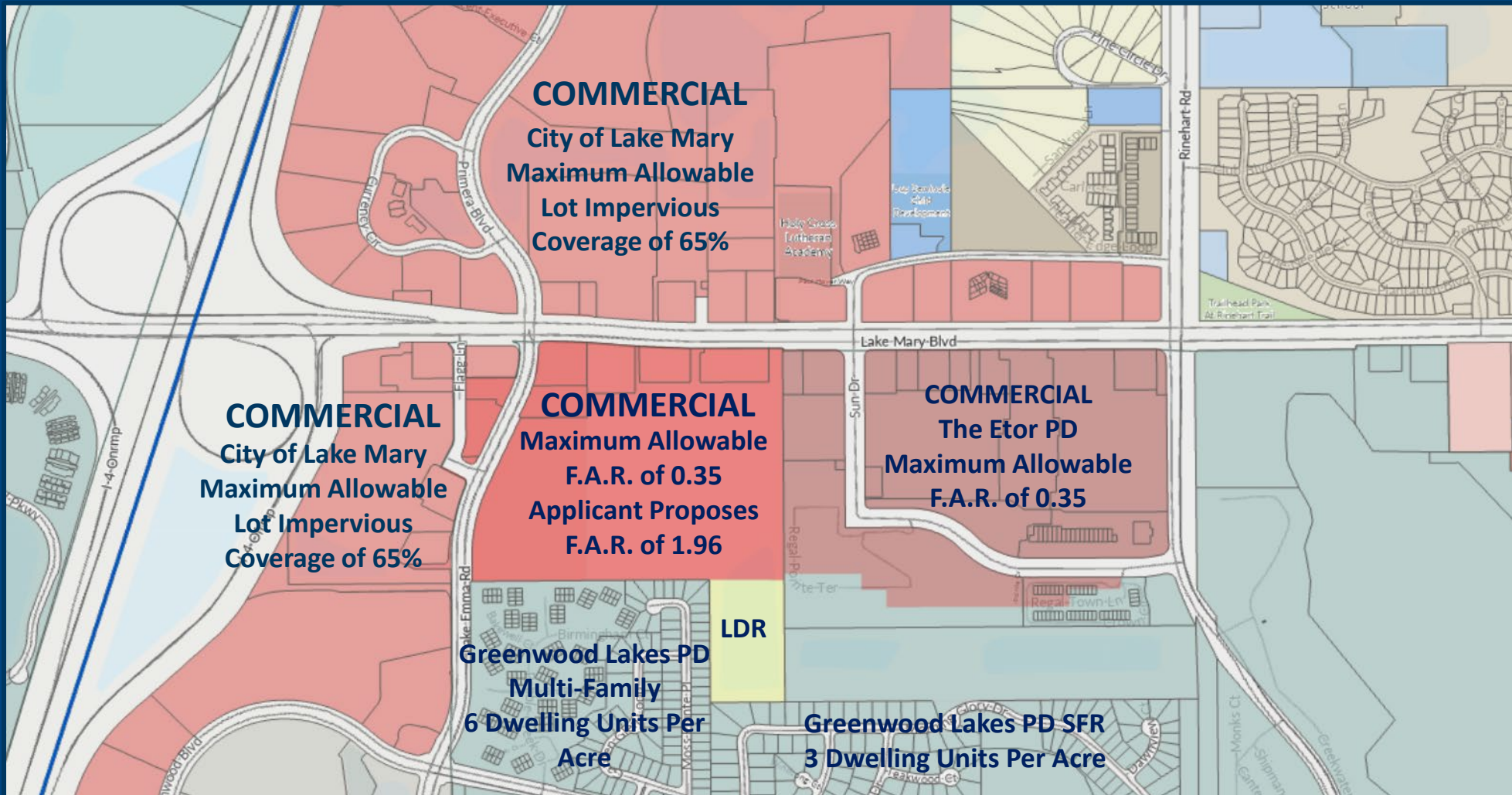


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SURROUNDING BUILDING HEIGHT COMPARISON



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In conclusion Staff finds the requested Future Land Use Amendment and PD Rezone to be:

- **Inconsistent with Comprehensive Plan Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification.**
- **Inconsistent with Seminole County Land Development Code Part 25 – PD Planned Development Sec. 30.443 – Review Criteria**
- **Inconsistent with Part 56 – Lake Mary Boulevard Gateway Corridor Overlay Standards for the following sections:**
 - **Sec. 30.1065. - Building height**
 - **Sec. 30.1066. - Required corridor buffer width**
 - **Sec. 30.1066(b). - Required corridor buffer plantings and placement**
 - **Sec. 30.1071. – Additional zoning variance criteria**

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Requested Board Action:

Staff requests that the Board of County Commissioners deny the requested Small Scale Future Land Use Map Amendment and concurrent Rezone as per the following:

- 1) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does not meet the identified portions of the Comprehensive Plan and moves to deny the requested Small Scale Future Land Use Map Amendment from Commercial to Planned Development; and**
- 2) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does not meet the identified portions of the Seminole County Land Development Code and moves to deny the requested Rezone from C-2 (Retail Commercial) to PD (Planned Development), any associated Development Order and Master Development Plan.**