

NARRATIVE – SLAVIA STATION

The parcel (20-21-31-501-0000-0050) was previously rezoned by previous owners from A-1 to PUD (Obeda Property PUD) on 8.14.2007 per Seminole County Development Order 07-22000005. An additional amending SCBCC Ordinance No. 2007-30 changed the future land use from low density residential (LDR) to planned development (PD) on 8.14.2007, its present land use designation.

The five (5) year requirement for master development plan submittal has expired and the consequence PD zoning per SCLDC, Ch.30, Part 25, Sec. 30.446. Owner is requesting a “reinstatement” of PD zoning with intent to develop the property per the attached master development site plan, SP-1.0 to satisfy the master development plan requirement previously not provided.

The project consists of renovating of an existing one-story building (Bldg No.1 / 1370 s.f., constructed 1922) with interior renovations, a new toilet addition (36 s.f.) and new covered entry portico addition with ADA handicap ramp access. New construction will include a new free-standing detached building (Bldg No.2 / 320 s.f.) and new free-standing outdoor covered pavilion (934 s.f.) for an outdoor exhibit area.

The site will be cleared as required to accommodate new construction. New building and parking (17 car spaces) locations will be selected to maximize site utilization and existing tree retention. Landscape buffers, retention, sidewalks and perimeter fencing will be provided to meet Seminole County requirements. New utility connections shall be made to existing local utility providers. All existing Building No.1 utility connections will be abandoned with new underground electric service relocation to Bldg. No. 2.

- i. The proposed development addresses the goals of the Comprehensive Plan by reinstating the PD zoning and allowing the master development plan to be implemented.
- ii. The proposed development cannot be achieved under the current zoning due to expiration of the 2007 PD approval. We need a master development plan approval and the PD zoning approval to proceed.
- iii. The proposed development will provide a renovated 1922 building, a covered outdoor covered pavilion, and a new restroom building. The owner plans to offer a coffee shop with outdoor seating. Art and small music events will be provided periodically.
- iv. The County will benefit from the neighborhood get togethers and periodic events offered at the site. The site is within walking distance from several residential areas and near the Cross Seminole Trail for an easy stop over break and refresher.

GREATER BENEFIT AND INNOVATION CRITERIA

- (1) Natural Resource Preservation: The project will preserve existing trees and replace trees removed due to conflicts. Several open green areas are provided and the dry retention pond will be available for activities.
- (2) Neighborhood/Community Amenities: An open air pavilion is provided and will be used for art displays and musical activities for the community.
- (3) Reduction in vehicle miles traveled per household: The project is located near the Cross Seminole Trail and can be accessed by walking and bicycles.