

# **HIGHWAY 46 COMMERCIAL SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE**

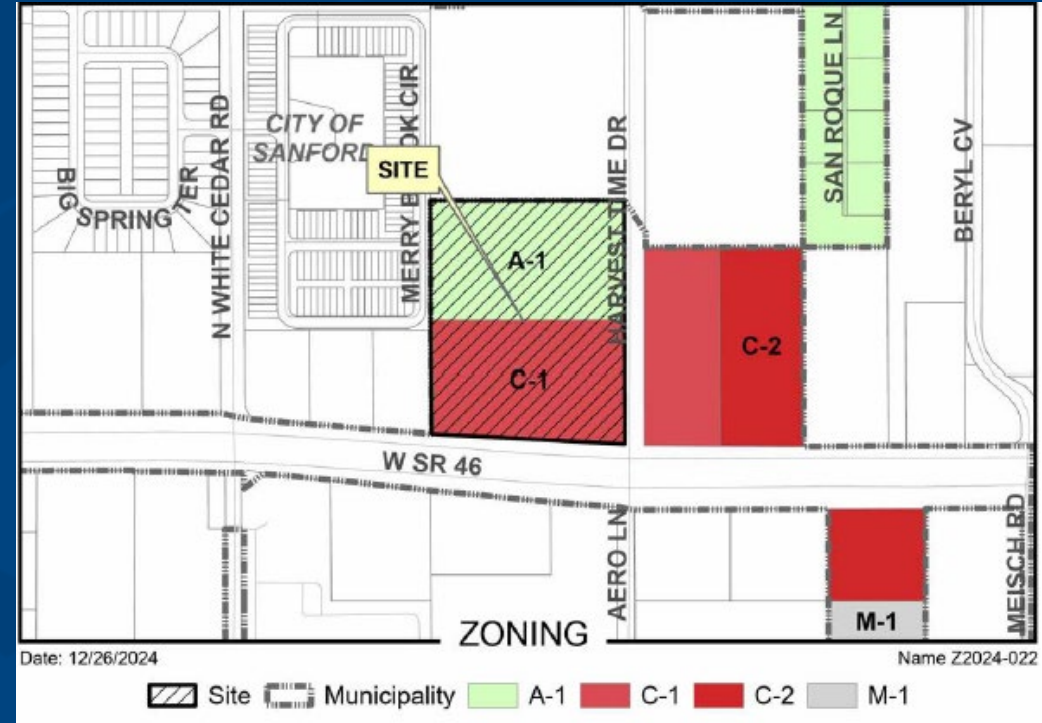
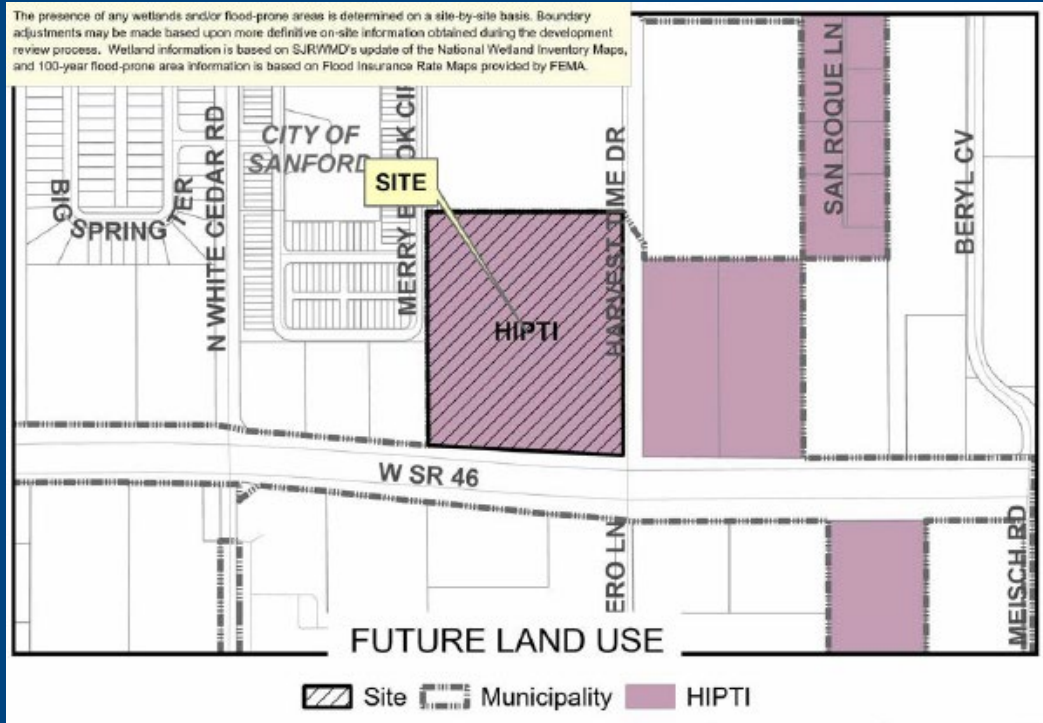
Board of County Commissioners Meeting  
March 11, 2025

# HIGHWAY 46 COMMERCIAL SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE

**Applicant:** Thomas A. Dixon

**Request:** Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development – Target Industry to Planned Development, and a Rezone from A-1 (Agriculture) and C-1 (Retail Commercial) to PD (Planned Development) for a proposed automotive collision center on approximately 11.64 acres, located on the north side of State Road 46 and west of Harvest Time Drive.

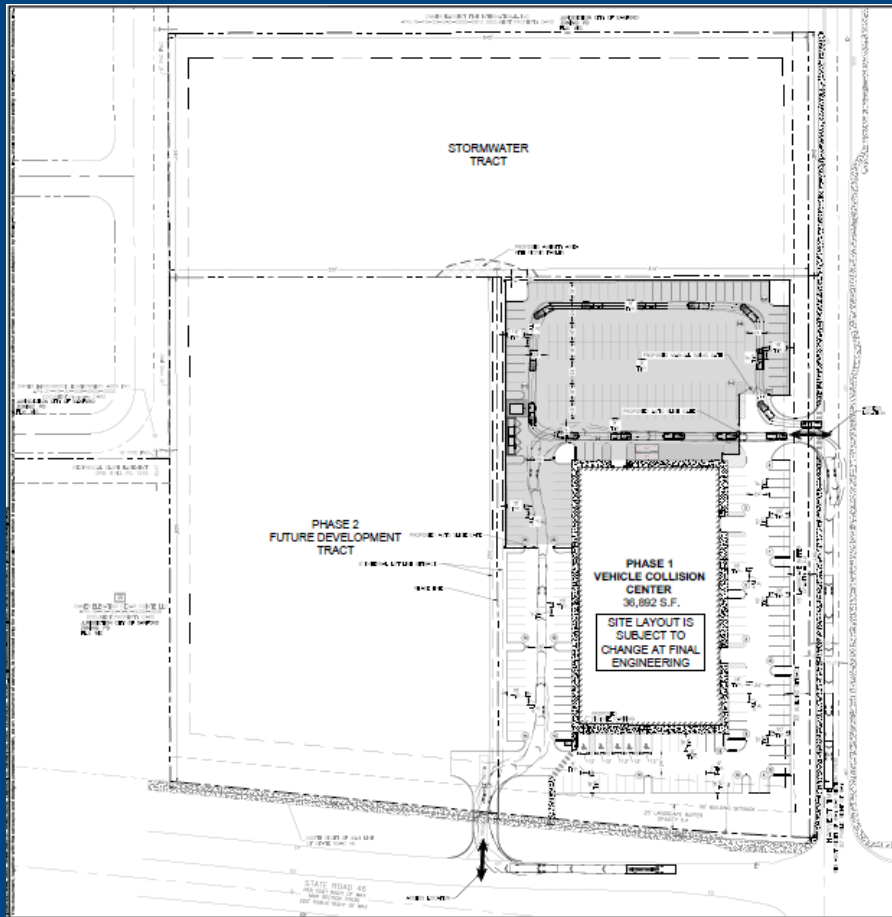
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- The subject property is located within the Sanford JPA. Utilities will be provided by the City of Sanford with the condition to annex.

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Overlays applicable:

- Urban Centers and Corridors Overlay Comp Plan FLU Policy 4.2.3
  - Purpose- Encourage phased development, infill development, and redevelopment into a more compact, walkable development pattern allowing for a balance of jobs to housing, and use of multiple modes of transportation.
- State Road 46 Gateway Corridor Overlay (SCLDC Sec. 30.10.11)
  - Purpose- Ensures the development of the corridor as a uniform, high quality, well landscaped, and scenic gateway. Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures. Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement. Preserves natural features to the maximum extent practicable while enhancing property values.

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Review Criteria for Planned Developments, as per SCLDC Sec. 30.8.5.3:

- Consistency with the Comprehensive Plan (as stated in the next slide).
- Greater Benefit and Innovation Criteria. Determination by the Board that the proposed development cannot be reasonably implemented through existing provisions of the SCLDC, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations.
  - 1<sup>st</sup> Benefit: Neighborhood/community amenities
  - 2<sup>nd</sup> Benefit: Provision of new multimodal connectivity

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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 development features not possible with the use of standard land use designations and zoning districts.
- The request is compatible with the Urban Centers and Corridors Overlay. Amending the Future Land Use Designation to PD allows for the automobile repair and sales uses. The Urban Centers and Corridors Overlay does not prohibit this use by itself, only in conjunction with the HIP-TI Future Land Use, as stated in Future Land Use Policy 4.5.3 (A) (6).

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## Requested Board Action:

MOTION 1: Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request meets the identified portions of the Comprehensive Plan and moves to adopt the requested Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development - Target Industry 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 meets the identified portions of the Seminole County Land Development Code and moves to adopt the requested Rezone from A-1 (Agriculture) and C-1 (Retail Commercial) to PD (Planned Development) and associated Development Order and Master Development Plan.