

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, May 1, 2024

6:00 PM

BCC Chambers

Room 1028

Planning and Zoning Commission

CALL TO ORDER**Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****Public Participation****NEW BUSINESS****Public Hearing Items:**

1. Rivas Commercial Rezone - Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 0.78 acres, located on the west side of W S.R. 426, approximately 500 feet north of Connection Point; (Z2024-02) (PMJS Development Solutions, LLC., Applicant) District1 - Dallari (Rebecca Hammock, Development Services Director/Presented by: Joy Giles, Principal Planner). [2024-0431](#)

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL MAP](#)
[SURVEY](#)
[REZONE ORDINANCE](#)
[COMMUNITY MEETING DETAILS](#)
[DENIAL DEVELOPMENT ORDER](#)

2. Lake Emma Self-Storage Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a 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; (Huber Group, LLC., Applicant) District4 - Lockhart (Rebecca Hammock, Development Services Director/ Presented by: Joy Giles, Principal Planner). [2024-0432](#)

- Attachments:** [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL MAP](#)
[LAND USE AMENDMENT STAFF SUMMARY ANALYSIS](#)
[DENIAL DEVELOPMENT ORDER](#)
[APPLICANTS PROPOSED DEVELOPMENT ORDER](#)
[MASTER DEVELOPMENT PLAN](#)
[BUILDING RENDERING](#)
[CITY OF LAKE MARY REVIEW COMMENTS](#)
[LAKE MARY BLVD GATEWAY CORRIDOR OVERLAY](#)
[LAND USE ORDINANCE](#)
[REZONE ORDINANCE](#)
[APPLICANTS JUSTIFICATION FOR BUILDING HEIGHT](#)
[FUTURE LAND USE AMENDMENT ATTACHMENT A - TEXT SECTION](#)

CLOSING BUSINESS

Planning and Development Manager's Report

ADJOURNMENT

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0431

Title:

Rivas Commercial Rezone - Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 0.78 acres, located on the west side of W S.R. 426, approximately 500 feet north of Connection Point; (Z2024-02) (PMJS Development Solutions, LLC., Applicant) District1 - Dallari (**Rebecca Hammock, Development Services Director/Presented by: Joy Giles, Principal Planner**).

Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock

Contact/Phone Number:

Joy Giles - 407-665-7399

Background:

The Applicant is requesting a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale), to redevelop the subject property from a single-family residence to an undetermined commercial development in compliance with the C-3 (General Commercial & Wholesale) zoning regulations. Currently the Applicant does not have a specific end use for the property. The subject property has an Industrial Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.65.

The Future Land Use and Zoning designations of the surrounding area are as follows.

East: W S.R. 426
Future Land Use: Medium Density Residential
Zoning: R-1AA (Single Family Dwelling)

West: Future Land Use: Industrial
Zoning: PD (Oviedo Commerce Center) permitting C-3 (General

Commercial & Wholesale) and M-1A (Very Light Industrial) uses.

North: Future Land Use: Industrial
Zoning: A-1 (Agriculture)

South: Future Land Use: Industrial
Zoning: C-1 (Retail Commercial)

Site Analysis

Floodplain Impacts:

- Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the developed site does not appear to contain floodplain.

Wetland Impacts:

- Based on preliminary aerial photo and County wetland map analysis, the developed site does not appear to contain wetlands.

Endangered and Threatened Wildlife:

- Based on a preliminary analysis, the developed site does not appear to be favorable for endangered and threatened wildlife; however, further analysis will be made at time of Engineered Site Plan review, at which time a listed species survey may be required.

Utilities:

- The site is located within the Seminole County utility service area. There is a sixteen (16) inch water main on the west side of W SR 426. The development will be required to connect to public utilities for water, and wastewater may be provided by an onsite septic system.

Transportation/Traffic:

- The property proposes access onto W S.R. 426, which is classified as an Urban Principal Arterial roadway. W S.R. 426 is currently operating at a level-of-service "A and B" and does not have improvements programmed in the FDOT five (5) year Work Program.

Sidewalks:

- There is an existing fourteen (14) foot wide paved trail, known as the Cross Seminole Trail, located along the west side of W SR 426; therefore, the Developer will not be required to construct a sidewalk for public right-of-way.

Drainage:

- The proposed site is located within the Howell Creek Drainage Basin and has limited downstream capacity. The site may be required to hold the entire twenty-five (25) year, twenty-four (24) hours storm event onsite. A detailed drainage analysis will be required and evaluated at time of Final Engineering plan review.

Buffers:

- Buffer requirements will be evaluated at time of Engineered Site Plan review.

Open Space:

- A minimum of twenty-five (25) percent open space shall be provided on the subject property.

Consistency with the Comprehensive Plan

The purpose and intent of the existing Industrial Future Land Use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. As stated previously, S.R. 426 is an Urban Principal Arterial, and as such, meets the intent. The maximum intensity permitted in this designation is an F.A.R. of 0.65.

Under Policy FLU 17.5 Evaluation Criteria of Property Rights Assertions, the reasonable use of property is a use which does not adversely affect the public health, safety, morals, or welfare and is compatible with abutting or proximate properties and is otherwise a use that is consistent with generally accepted land use planning principles.

The request is consistent with the Seminole County Comprehensive Plan and compatible with the surrounding area with the surrounding area. All the properties on the west side of W S.R. 426, lying south of W Chapman Road and north of Aloma

Woods, have an Industrial future land use which allows for Industrial, Commercial, and Office uses and permits the requested C-3 (General Commercial & Wholesale) zoning district. Further, the properties to the west and south are zoned to permit C-1 (Retail Commercial), C-3 (General Commercial & Wholesale), and M-1A (Very Light Industrial) uses.

Consistency with the Land Development Code

The proposed C-3 (General Commercial & Wholesale) zoning district has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 42.

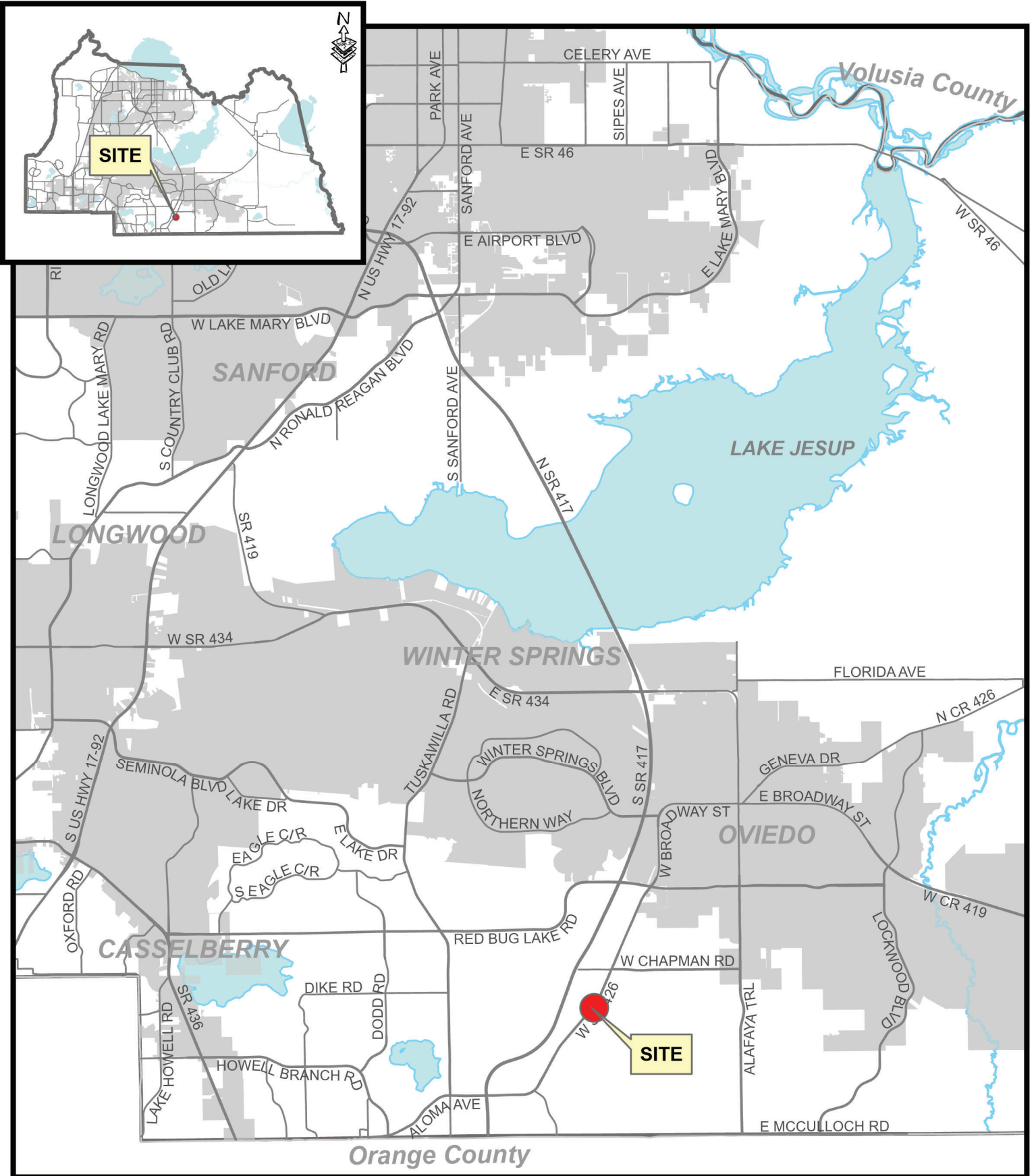
The request is consistent with the Land Development Code of Seminole County and is compatible with the surrounding trend of development in the area. Commercial and Industrial uses have been established along the west side of S.R. 426, south of Chapman Road to Connection Point.

At the time of Engineered Site Plan review, the development must meet all requirements for parking, access, maximum building height, minimum open space requirements, permitted uses, and maximum F.A.R., in accordance with the Land Development Code Seminole County.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on February 3, 2024; details of the community meeting have been provided in the agenda package.

Requested Action:

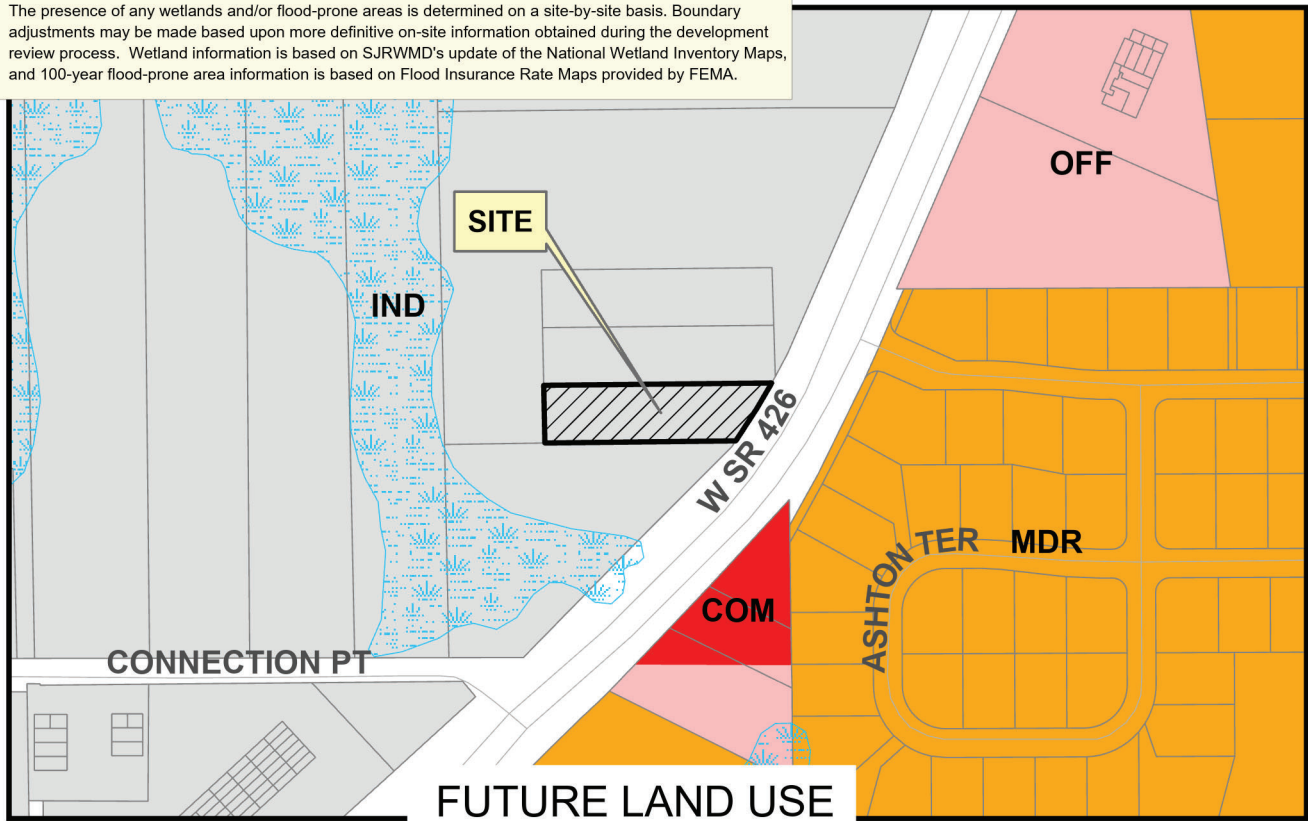
Staff requests that the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 0.78 acres, located on the west side of W S.R. 426, approximately 500 feet north of Connection Point.



Date: 4/12/2024

Name Z2024-002SiteMap

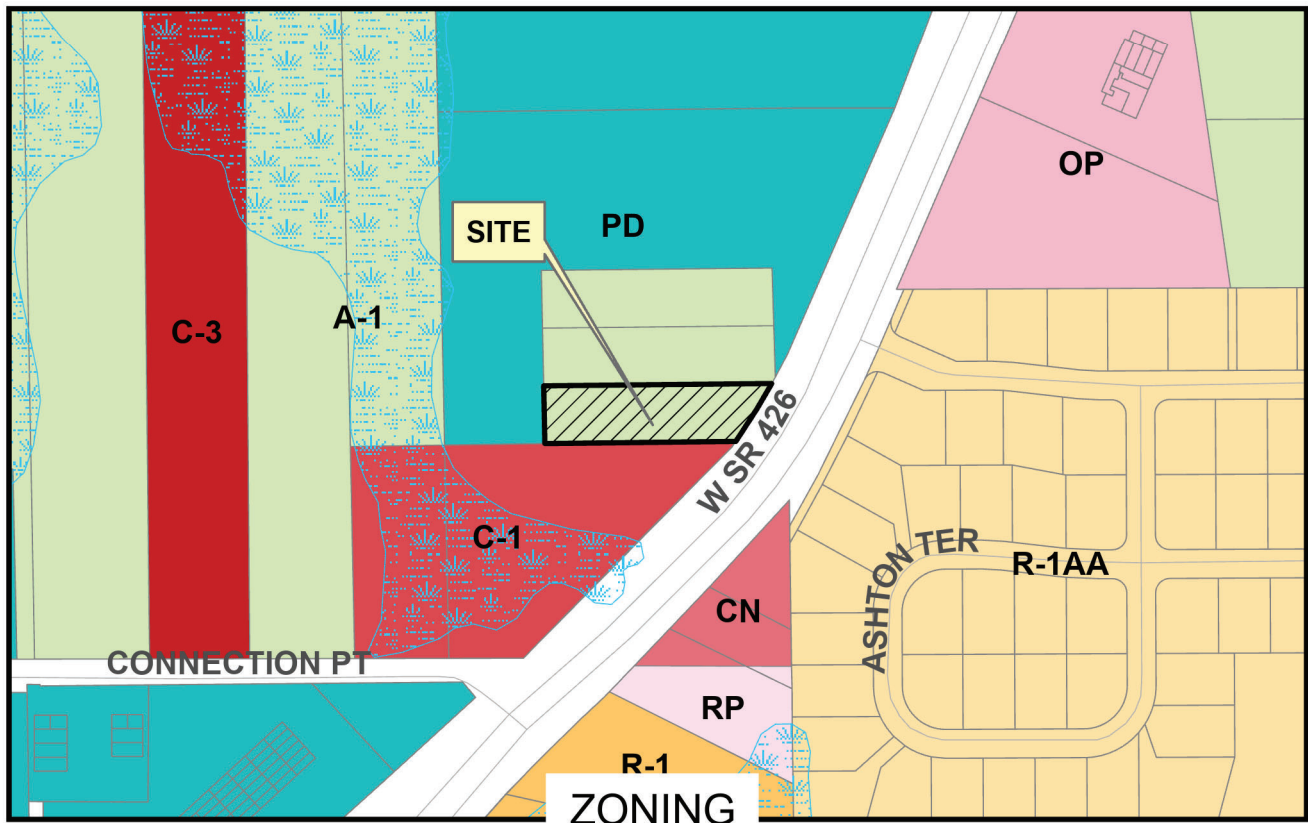
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
 CONS
 COM
 IND
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 OFF

Applicant: Alain Rivas
 Physical STR: 29-21-31
 Gross Acres: 0.8+/- BCC District: 1
 Existing Use: residential
 Special Notes:

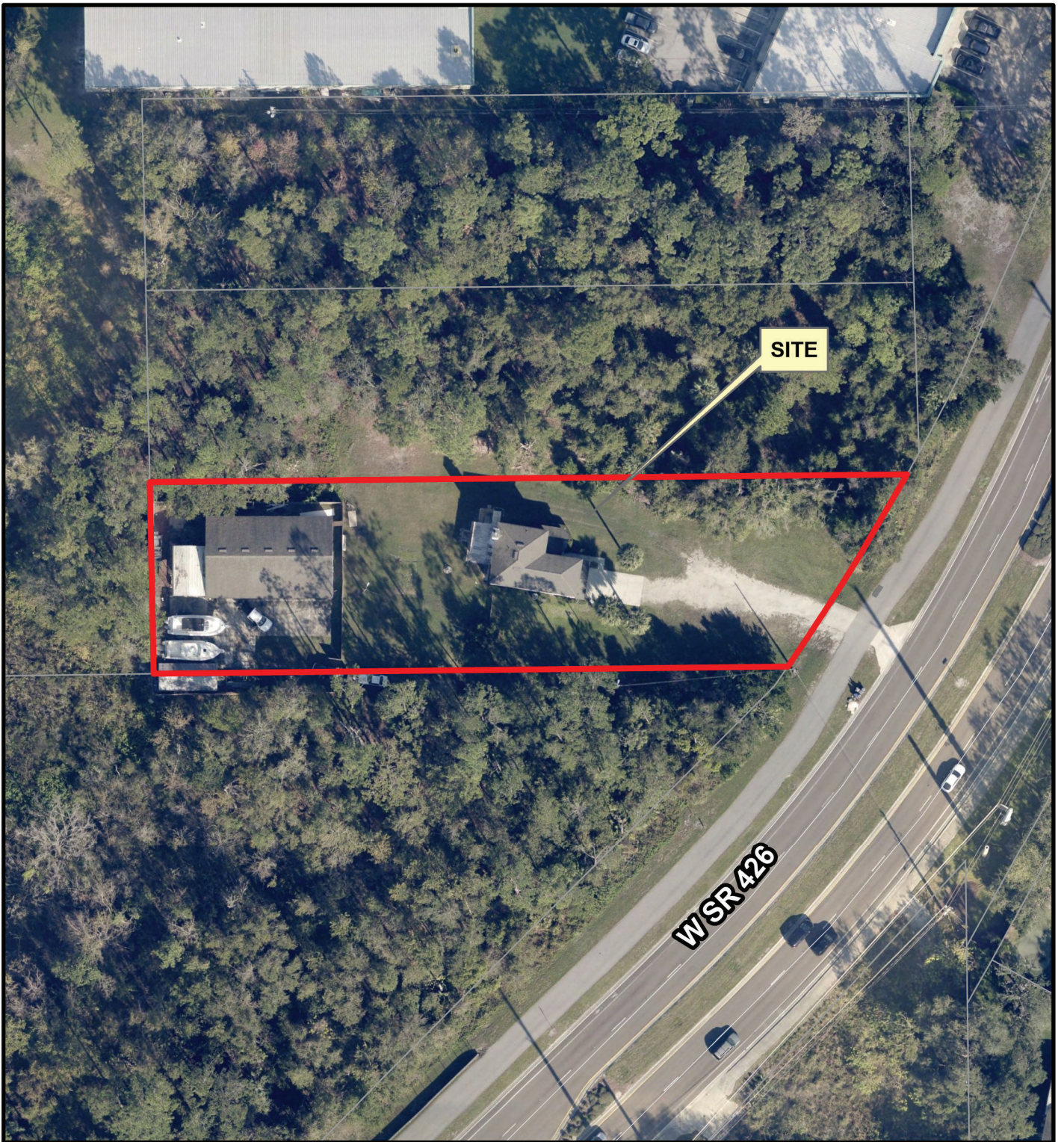
	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2024-002	A-1	C-3



Site
 A-1
 R-1
 OP
 C-1
 PD
 CONS
 R-1AA
 RP
 CN
 C-3

Date: 4/18/2024

Name Z2024-002



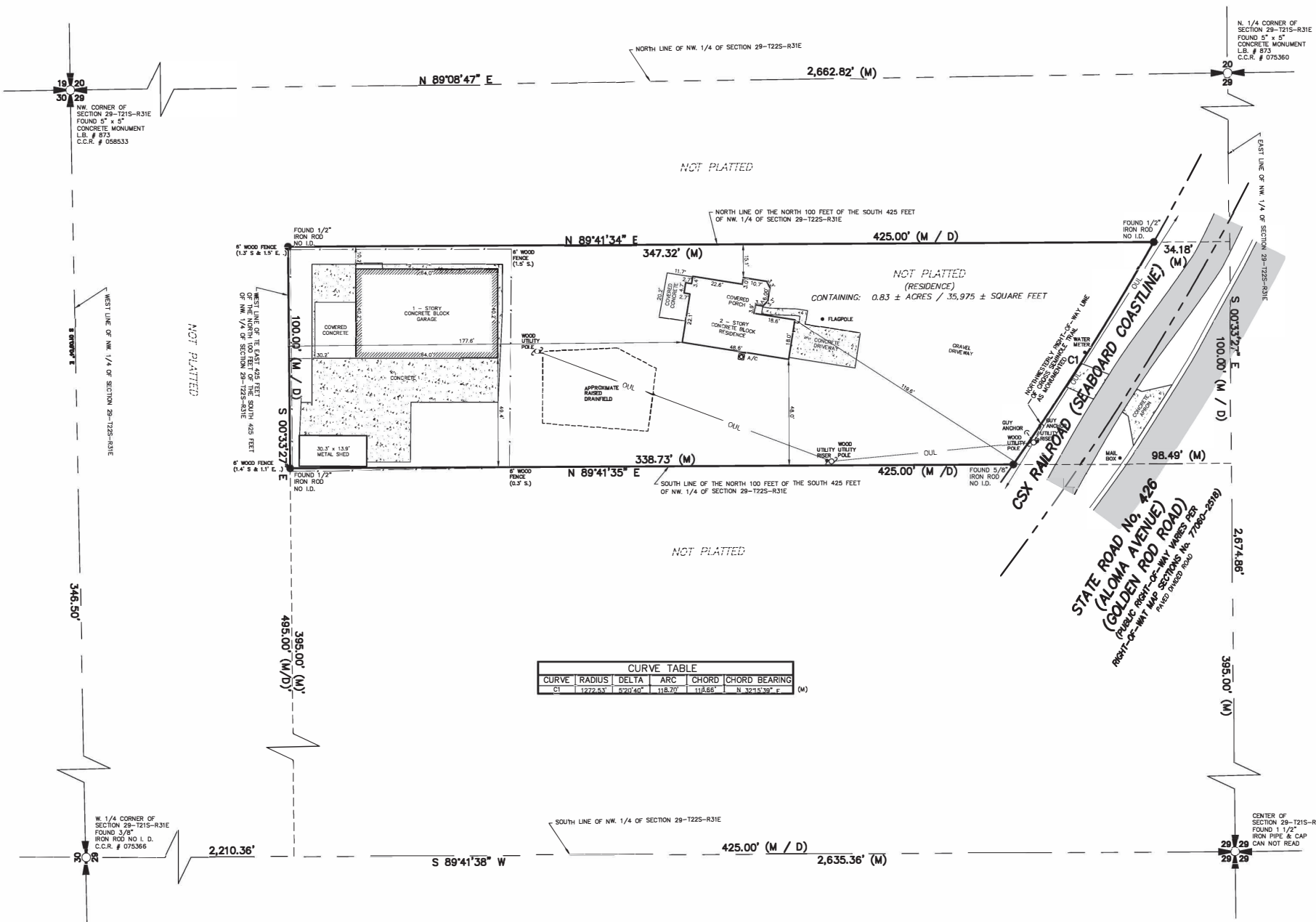
Rezone No: Z2024-002
From: A-1 To: C-3

 Parcels
 Site



Winter 2023 Color Aerials

BOUNDARY SURVEY FOR ALAIN RIVAS



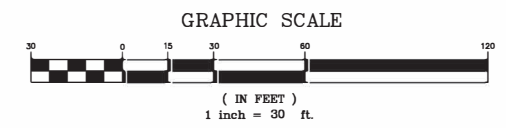
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD CHORD BEARING
C1	1272.53'	57°02'40"	118.70'	B 325°5'30\" E (M)

LEGAL DESCRIPTION:

The North 100 feet of the South 495 feet of the West 400 feet of the East 425 feet of the Northwest 1/4 of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, excepting any right of way of the Seaboard Coast Line Railroad which may touch this property, and excepting that part of the Seaboard Coast Line Railroad right of way that traverses this property.

SURVEY NOTES:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF NW 1/4 OF SECTION 29-7225-R31E, AS BEING SN 89°08'47" E AS SHOWN (PER ASSUMED).
3. THE "LEGAL DESCRIPTION" HEREON PER THE PUBLIC RECORDS OF HILLSBOURG COUNTY, FLORIDA AND WAS FURNISHED BY THE CLIENT.
4. UNLESS OTHERWISE NOTED THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
6. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0185E EFFECTIVE DATE: SEPTEMBER 28, 2007, THIS PROPERTY LIES IN ZONE "X" LYING OUTSIDE THE FLOOD.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
8. THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE HORIZONTAL CONTROL ACCURACY OF 1/7500 BEING A SUBURBAN SURVEY.



CERTIFIED CORRECT TO:

ALAIN RIVAS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON APRIL 02, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



W. C. ELLIOTT, P.S.M.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 5599

DATE: 04/05/24

ABBREVIATION & SYMBOL LEGEND:

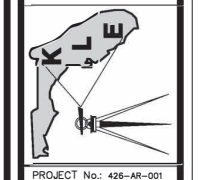
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| <ol style="list-style-type: none"> 1. C/L - DENOTES CENTERLINE 2. P.O.B. - DENOTES POINT OF BEGINNING 3. P.O.C. - DENOTES POINT OF COMMENCEMENT 4. O.R. - DENOTES OFFICIAL RECORDS BOOK 5. ELEV. - DENOTES ELEVATION 6. P.C. - DENOTES POINT OF CURVATURE 7. P.C.C. - DENOTES POINT OF COMPOUND CURVATURE 8. P.T. - DENOTES POINT OF TANGENCY 9. W.L. - DENOTES UNDERGROUND WATER LINE 10. R.W.L. - DENOTES UNDERGROUND RECLAIM WATER LINE 11. O.U.L. - DENOTES OVERHEAD UTILITY LINES 12. E.L. - DENOTES UNDERGROUND ELECTRICAL LINES 13. T.V.L. - DENOTES UNDERGROUND CABLE T.V. LINES | <ol style="list-style-type: none"> 14. INV. - DENOTES INVERT 15. C - DENOTES CHORD 16. C.B. - DENOTES CHORD BEARING 17. EP - DENOTES EDGE OF PAVEMENT 18. (M) - DENOTES DISTANCE MEASURED IN THE FIELD 19. I.D. - DENOTES IDENTIFICATION 20. T24S - DENOTES TOWNSHIP 24 SOUTH 21. R28E - DENOTES RANGE 28 EAST 22. PGS. - DENOTES PAGES 23. PG. DENOTES PAGE 24. P.B. - DENOTES PLAT BOOK 25. (A) - DENOTES ACTUAL 26. (D) - DENOTES DESCRIPTION | <ol style="list-style-type: none"> 27. F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION 28. - DENOTES FIRE HYDRANT 29. - DENOTES LIGHT POLE 30. - DENOTES HANDICAP PARKING SPACE 31. - DENOTES CONCRETE 32. - DENOTES SANITARY SEWER MANHOLE 33. - DENOTES FLOOD LIGHT 34. - DENOTES SIGN 35. - DENOTES GAS VALVE 36. - DENOTES WATER VALVE 37. - DENOTES STORM DRAINAGE MANHOLE 38. - DENOTES WOOD UTILITY POLE |
|---|---|--|

REV	DATE	DESCRIPTION	F.B./PG.	BY	W.C.E.
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PREPARED FOR:
ALAIN RIVAS

BOUNDARY SURVEY
 2476 WEST STATE ROAD NO. 426
 SECTION 29 TOWNSHIP 21 SOUTH, RANGE 31 EAST,
 CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA

KLE
Surveying and Mapping, Inc.
 153 SIR TOPAZ LANE NORTH
 LAKE MARY, FLORIDA 32746
 PH. NO. (407) 402-2331
 LICENSED BUSINESS REGISTRATION NO. 7899



PROJECT No:	426-AR-001
FIELD DATE:	04/02/24
DRAWN DATE:	04/05/24
SCALE:	1" = 30'
CHECKED BY:	W.C.E.
DRAWN BY:	W.C.E.

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AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE C-3 (GENERAL COMMERCIAL & WHOLESALE) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Rivas Commercial Rezone, dated June 11, 2024.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to C-3 (General Commercial & Wholesale).

LEGAL DESCRIPTION
SEC 29 TWP 21S RGE 31E
N 100 FT OF S 495 FT OF W 400 FT OF E 425 FT OF NW ¼

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 11th day of June, 2024.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

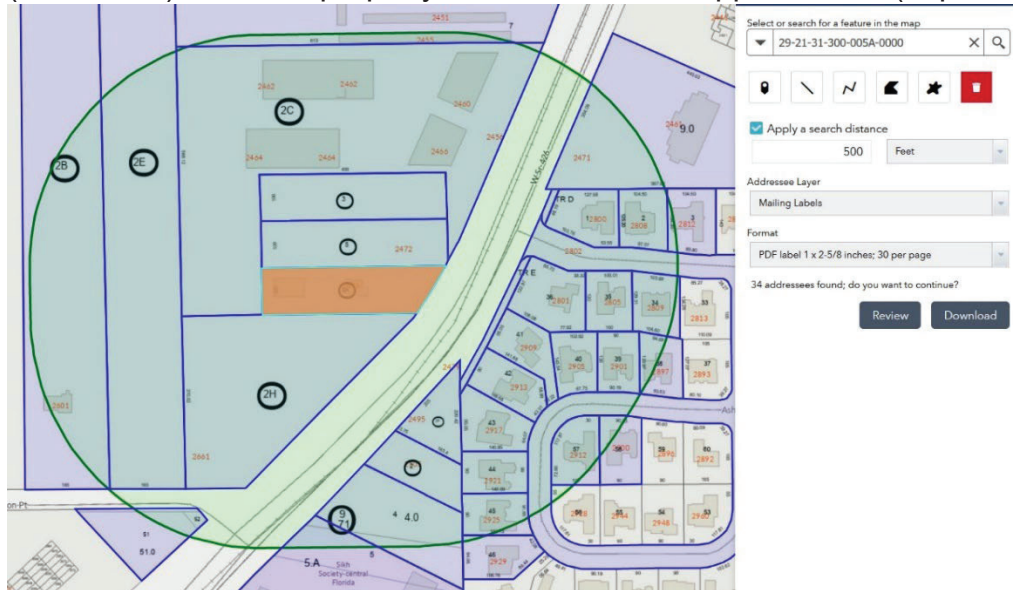
By: _____
JAY ZEMBOWER, CHAIRMAN

Minutes of Community Meeting

The applicant/agent/owner of for the 2476 W. SR 426 OVIEDO, FL 32765 rezoning from A-1 to C-3, held and took minutes of a community meeting in accordance with Seminole County LDC, as required by the Division Manager, based upon the needs of the abutting communities and/or the County, to provide community input and ask questions. That community meeting was held as follows:

- Meeting Date: 2/3/2024,
- Meeting Time: 10:00am to 12:00am,
- Meeting Location: Seminole County Library – East Branch, Community Room, located at 310 N Division Street, Oviedo, FL.

The attached meeting notice (Exhibit “A”) was sent to the attached list of recipients (Exhibit “B”) who own property within 500 feet of applicant site (depicted below):



Applicant Introduction:

- The Applicant Alain Rivas and his Agent Phillip C. Hollis, PE were present. Mr. Rivas was introduced by Mr. Hollis.
- Mr. Hollis presented the substance or nature of the matter under consideration as follows:
 - Proposal is to Rezone this existing non-conforming Agricultural A-1 zoned property with a residential use to the appropriate C-3 zoning, consistent with the existing Industrial Future Land Use designation per Seminole County Land Development Code & Comprehensive Plan.
 - Property Owner has property for sale and the actual proposed C-3 use is unknown.

Applicant Presentation of Required Information: (by Mr. Hollis as Agent)

- Preliminary demonstrative concept plan was provided as an existing condition aerial photo with property boundary and public information, whereas there is no specific proposed use in accordance with the application.
- The neighborhood map above was provided to reference participant property location proximity to rezoning site.

- The development schedule is unknown since the property is for sale and the specific C-3 permitted use is unknown.
- The SEMINOLE COUNTY FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING DISTRICTS table was available & presented.
- The TABLE OF ZONING DISTRICT REGULATIONS table was available & presented.
- The RIVAS COMMERCIAL - PRE-APPLICATION, PROJECT#: 23-80000157 DR - PRE-APPLICATION DRC - APPLICATION DATE: 12/01/23, staff comments were available & reviewed including existing Land Use Map and Existing zoning map.
- Specifications of the proposed development project were presented to include:
 - land uses (Industrial), C-3 permitted uses per Sec. 30.782 & Sec. 30.783. special exceptions.
 - size of property 0.78 acres, Sec. 30.786 - No minimum building site area required; however, adequate space will be provided for off-street parking, loading, and landscaping requirements.
 - height of buildings per Sec. 30.785. - Building height may not exceed thirty-five (35) feet in height,
 - General Commercial & Wholesale> C-3 Setbacks - Front 25', Front Street Side 25', Side 0', Rear 10',
 - Intensity and density - Industrial - Maximum FAR - 0.65, 25% Open Space.
 - NO new roads or driveway / trail crossing / no other primary features.

Public Participation:

- A sign-in sheet of attendees was provided for community participant sign-in, attached as (Exhibit "C"),
- There were 3 (three) persons in attendance (Applicant, Agent & one community participant> Jennie Ablanedo, 2929 Ashton Terrace, 521-693-7348 cell, Jennie.Ablanedo@gmail.com).
- A summary of the general subject matter presented by Applicant's Agent is given above,
- A list of Ms. Ablanedo's questions and the corresponding Agent/Applicant answers are summarized as follows:
 - Q: What are the allowable zonings under the existing Industrial Land Use?
A: C-3, C-2, C-1, M-1A, M-1, M-2, A-1, OP, PD, PLI.
 - Q: What are the setbacks?
A: Front 25', Front Street Side 25', Side 0', Rear 10',
 - Q: Are there any wetlands onsite and any wetland impacts proposed?
A: There are no wetlands onsite and no wetland impacts proposed?
 - Q: What are the possible uses on the property under proposed C-3 zoning?
A: Although the actual uses are restricted due to the property's smaller size, the LDC Sec. 30.782 permitted uses are listed as:
 - (a) Any use permitted in the C-2 District excluding public or private elementary schools, middle schools, and high schools.
 - (b) Bakeries.
 - (c) Bottling and distribution plants.
 - (d) Cold storage and frozen food lockers.
 - (e) Contractors' equipment—Storage yards.
 - (f) Feed stores.

- (g) Greenhouses - wholesale.
- (h) Industrial trade schools.
- (i) Laundry and dry-cleaning plants.
- (j) Lithography and publishing plants.
- (k) Lumber yards.
- (l) Machinery sales and storage.
- (m) Mechanical garages, bus, cab and truck repair, and storage.
- (n) Paint and body shops.
- (o) Plumbing shops.
- (p) Trade shops, such as, upholstery, metal, cabinet.
- (q) Warehouses.
- (r) Wholesale meat and produce distribution with meat cutting, but not butchering.
- (s) Communication towers when camouflage in design.
- (t) Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height.
- (u) Office showroom.
- (v) Pain management clinics subject to the requirements of Section 30.1379.
- Q: What are the open space requirements?
A: A minimum of 25% open space is required.
- Q: What type of uses are expected and buffers?
- A: The requested C-3 (General Commercial & Wholesale) zoning classification is a permitted zoning classification under the Industrial Future Land Use. The C-3 zoning district is composed of those lands and structures, which, by their use and location, are especially adapted to the business of wholesale distribution, storage and light manufacturing. They are large space users. Such lands are conveniently located to principal thoroughfares and railroads. The West SR 426 thoroughfare, plus Seminole Trail and subdivision common area buffer (across from 426 & Trail buffers) were reviewed on the community map. Buffering and landscaping shall comply with Part 67, Chapter 30.

Prepared & respectfully submitted by,

PMJS DEVELOPMENT SOLUTIONS, LLC

Phillip C. Hollis, MS/PE

Phillip@PMJS.com (407-832-6444)

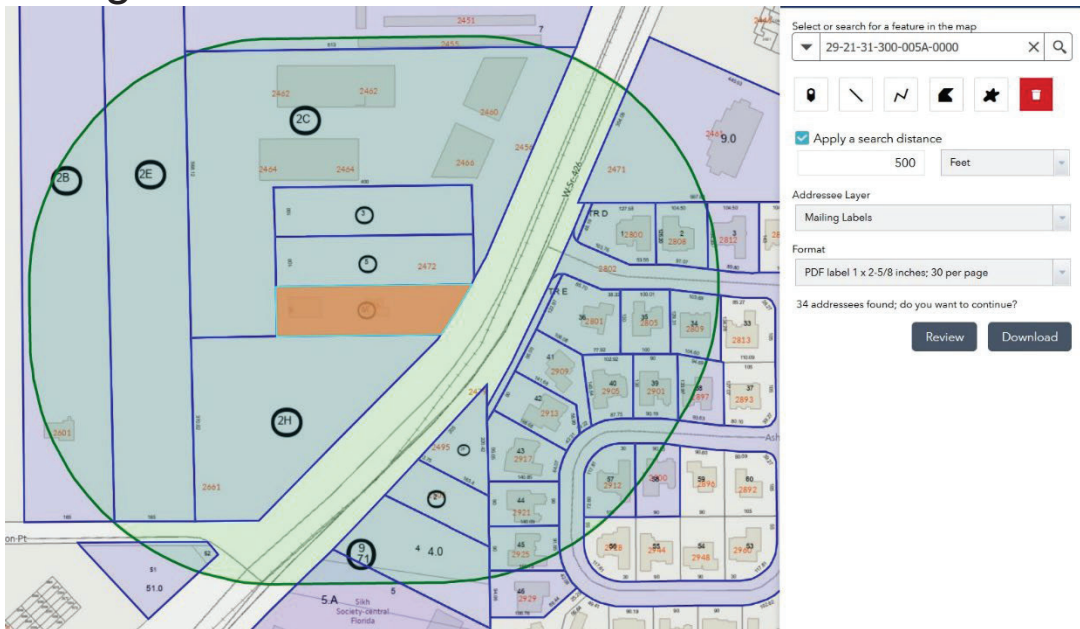
263 Minorca Beach Way #702

New Smyrna Beach, FL 32169

Notice of Community Meeting

You are cordially invited to a Community Meeting to provide your input and ask questions as follows:

- Meeting Date: 3/2/2024,
- Meeting Time: 10:00am to 12:00am,
- Community Meeting Location: Seminole County Library – East Branch, Community Room, located at 310 N Division Street, Oviedo, FL.
- Property location for which a rezoning action is pending: 2476 W SR 426 OVIEDO, FL 32765 as shown in Orange below:



- The substance or nature of the matter under consideration is to Rezone this existing non-conforming Agricultural zoning to appropriate C-3 zoning, consistent with the existing Industrial Future Land Use designation per Seminole County Land Development Code & Comprehensive Plan. Property Owner has property for sale and the actual proposed C-3 use is unknown.

ANDERSON, KENDALL A SR & ANDERSON, DEBORAH L
803 SCHWARZ RD
EDWARDSVILLE, IL 62025-7947

WILSON, KIMBERLY F
2901 ASHTON TER
OVIEDO, FL 32765-7949

VANWORMER, ROBERT A & MARILYN K
2601 CONNECTION PT
OVIEDO, FL 32765-9089

SURNA CONSTRUCTION INC
PO BOX 5252
WINTER SPRINGS, FL 32708

WENTWORTH ESTATES HOMEOWNERS ASSN INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

OVIEDO COMMERCE CENTER LLC
PO BOX 8
NEW SMYRNA, FL 32170-0008

WILLIAMS, ANGELA M
17527 BELLA NOVA DR
ORLANDO, FL 32820-1446

BROWN, BRENDAN V & MALYN
2925 ASHTON TER
OVIEDO, FL 32765-7949

UNIVERSAL AUTOBODY OF ORLANDO LLC
PO BOX 1385
WINDERMERE, FL 34786-1385

MULBERRY, RICKY L & SHYTERIA F
2900 ASHTON TER
OVIEDO, FL 32765-7946

RIVAS, ALAIN
4879 FELS COVE AVE
KISSIMMEE, FL 34744-9250

FARIS, GEORGE A & CASTALDO, FARIS RACINE
2912 ASHTON TER
OVIEDO, FL 32765-7946

ACTUALLY WORKING LLC
195 LYMAN RD
CASSELBERRY, FL 32707-2801

SIKH SOCIETY OF CENTRAL FLA INC
2521 W STATE ROAD 426
OVIEDO, FL 32765

PEREZ, ADA N ENH LIFE EST
2897 ASHTON TER
OVIEDO, FL 32765-7949

WENTWORTH ESTATES HOMEOWNERS
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

TORRES, EDGARDO D & COLON, ARELIS G
2905 ASHTON TER
OVIEDO, FL 32765-7949

ASSIM, MOHAMED ENH LIFE EST & ASSIM, AMENA ENH
LIFE EST
2800 ASHTON TER
OVIEDO, FL 32765-7945

WENTWORTH ESTATES HOMEOWNERS ASSN INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

VAN WORMER, ROBERT A & MARILYN
2601 CONNECTION PT
OVIEDO, FL 32765-9089

ABLANEDO, DANIEL & JENNIE C
2929 ASHTON TER
OVIEDO, FL 32765-7949

MC HUGH, ANNE & SAFIER, ROBERT
2812 ASHTON TER
OVIEDO, FL 32765-7945

SOBHRAJ, HARDYAL H & ROOKMINIE
2917 ASHTON TER
OVIEDO, FL 32765-7949

SIKH SOCIETY OF CENTRAL FLORIDA
2527 W SR 426 ALOMA RD
OVIEDO, FL 32765

AMSDSELL STORAGE VENTURES XXXVI LLC
20445 EMERALD PKWY
#220
CLEVELAND, OH 44135-6009

MUSGRAVE, STEVEN M
1940 N BOULDER HWY
HENDERSON, NV 89011-4136

METE, SEMIHA I & BRYANT, STEVEN E
2921 ASHTON TER
OVIEDO, FL 32765-7949

OWEN, LOUISE & JASON
2801 ASHTON TER
OVIEDO, FL 32765-7947

MOSES, REGINALD P & URSULA T
2805 ASHTON TER
OVIEDO, FL 32765-7947

SIKH SOCIETY OF CENTRAL FL INC
2527 W STATE ROAD 426
OVIEDO, FL 32765-8348

RAY, DAVID A & STEPHANIE B
2913 ASHTON TER
OVIEDO, FL 32765-7949

2461 WEST SR 426 LLC
C/O RATCLIFF, STEPHEN J
751 E CHAPMAN RD
OVIEDO, FL 32765-9017

OSWALD, RICHARD ENH LIFE EST & OSWALD, EILEEN D
ENH LIFE EST
8502 CARACAS AVE
ORLANDO, FL 32825-7906

DACHOFF, PAUL R & DIANE M
2808 ASHTON TER
OVIEDO, FL 32765-7945

2476 W SR 426 REZONING COMMUNITY MEETING



NAME	ADDRESS	PHONE (HOME)	PHONE (CELL)	EMAIL
1 Jennie Abbeduto	2429 Ashton Ter	521-693-7314 →		Jennie.Abbeduto@gmail.com
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 11, 2024, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

LEGAL DESCRIPTION

SEC 29 TWP 21S RGE 31E
N 100 FT OF S 495 FT OF W 400 FT OF E 425 FT OF NW ¼

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

Property Owner: Alain Rivas

Project Name: Rivas Commercial Rezone

Requested Development Approval: Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 0.78 acres, located on the west side of W SR 426, approximately 500 feet north of Connection Point.

Findings: After fully considering staff analysis titled “Rivas Commercial Rezone” and all evidence submitted at the public hearing on June 11, 2024, regarding this matter, the Board of County Commissioners has found, determined, and concluded that the requested rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Jay Zembower, Chairman



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0432

Title:

Lake Emma Self-Storage Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a 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; (Huber Group, LLC., Applicant) District4 - Lockhart (**Rebecca Hammock, Development Services Director/Presented by: Joy Giles, Principal Planner**).

Division:

Development Services - Planning and Development

Authorized By:

Dale Hall

Contact/Phone Number:

Joy Giles/407-665-7399

Background:

The Applicant is requesting a Small-Scale Future Land Use Map Amendment from Commercial to Planned Development, and a Rezone from C-2 (Retail Commercial) to PD (Planned Development) to redevelop the subject property from a multi-tenant commercial building to a self-storage facility with a Floor Area Ratio (F.A.R.) of 1.96, and a maximum building height of fifty (50) feet. The proposed hours of operation for the rental office are Monday through Saturday from 8:00 am to 7:00 pm, and the proposed hours of operation for storage access are twenty-four (24) hours a day, seven (7) days a week. All storage is proposed to be within the enclosed building and outdoor storage is prohibited.

The Seminole County Land Development Code (SCLDC) classifies self-storage as an Industrial use which is not permitted under the existing Commercial Future Land Use designation. The Commercial Future Land Use has a maximum F.A.R. of 0.35 and the Industrial Future Land Use has a maximum F.A.R. of 0.65; therefore, the Applicant is requesting a Future Land Use amendment to Planned Development which allows for a

variety of land use intensities and uses.

The subject site is located within the Lake Mary Boulevard Gateway Corridor Overlay. The purpose and intent of the overlay is to provide uniform design standards to establish high quality and well landscaped development, prevent visual pollution of building heights that may not be compatible with the surrounding character of development, and maximize traffic circulation functions from the standpoint of safety, roadway capacity, and vehicular and non-vehicular movements.

The overlay restricts the maximum building height of all structures to thirty-five (35) feet; requires a minimum fifteen (15) foot wide landscape buffer along the west perimeter adjacent to Lake Emma Road (which may be increased if a greater buffer is required by the SCLDC buffer ordinance); and requires a minimum fifty (50) foot building setback. The Applicant is requesting a variance from these requirements through the PD rezone to allow for a maximum building height of fifty (50) feet; a reduced landscape buffer along Lake Emma Road of five (5) feet (which will not accommodate the required landscape plantings and does not meet the minimum buffer requirement in Section 30.1071 for additional zoning variance criteria); and a reduced building setback of twenty-five (25) feet.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Future Land Use: Commercial - Maximum allowable F.A.R. of 0.35.
Zoning: C-1 (Retail Commercial) with a maximum building height of thirty-five (35) feet.

West: Future Land Use: Commercial - Maximum allowable F.A.R. of 0.35.
Zoning: C-2 (Retail Commercial) with a maximum building height of thirty-five (35) feet.

North: Future Land Use: Commercial - Maximum allowable F.A.R. of 0.35.
Zoning: C-2 (Retail Commercial) with a maximum building height of thirty-five (35) feet.

South: Future Land Use: Commercial - Maximum allowable F.A.R. of 0.35.
Zoning: C-2 (Retail Commercial) with a maximum building height of thirty-five (35) feet.

The Applicant's justification statement references three existing commercial establishments for comparable building heights. The TopGolf entertainment establishment with a building height of fifty-two (52) feet and net poles with a height of 170 feet; the Academy Sports retail establishment with a building height of fifty (50) feet; and the Hyatt Place Lake Mary Hotel with a building height of forty-five (45) feet.

The TopGolf facility is within the City of Lake Mary and is not located within the Lake Mary Boulevard Gateway Corridor Overlay. The Academy Sports retail establishment has a maximum building height of thirty-five (35) feet; however, the SCLDC allows parapets to exceed the building height. The Hyatt Place Lake Mary Hotel was approved in 1993 with a building height of forty-five (45) feet.

Site Analysis

Floodplain Impacts:

- Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site does not contain floodplain.

Wetland Impacts:

- Based on preliminary aerial photo and County wetland map analysis, the site does not contain wetlands.

Endangered and Threatened Wildlife:

- The site is currently fully developed; therefore, endangered and threatened wildlife do not inhabit the site.

Utilities:

- The site is located within the Seminole County utility service area and is connected to public utilities.

Transportation/Traffic:

- The property proposes access onto Lake Emma Road, which is classified as an Urban Major Collector. Lake Emma Road is currently operating at a level-of-service "C-F" depending on time of day and direction of travel. Lake Emma Road does not have improvements programmed in the County five (5) year Capital

Improvement Program.

- Public Works has concerns about the existing access in relation to large moving trucks and trailers successfully maneuvering in and out of the site. If the Future Land Use amendment and Rezone are approved therein, at time of Final Engineering plan, review of the access and median will be evaluated to determine if the left-turn median cut will need to be removed and redesigned to channelize traffic flow.

Sidewalks:

- There is an existing sidewalk along Lake Emma Road.

Drainage:

- The subject site is located within the Soldiers Creek Drainage Basin and has limited downstream capacity; therefore, the site will have to be designed to hold the twenty-five (25) year, twenty-four (24) hour pre-vs-post volume for any additional impervious and meet current water quality requirements for the entire site.

Buffers:

- The Applicant proposes a ten (10) foot wide landscape buffer along the north perimeter in compliance with Seminole County Land Development Code (SCLDC) Part 67 - Landscaping, Screening and Buffering; the south and east perimeter will not require a buffer.
- The Lake Mary Boulevard Gateway Corridor Overlay requires a fifteen (15) foot wide landscape buffer adjacent to the west perimeter along Lake Emma Road; however, the SCLDC Part 67 - Landscaping, Screening and Buffering requires a twenty-five (25) foot wide landscape buffer. The applicant is requesting a variance from the Lake Mary Boulevard Overlay Standards and the SCLDC Part 67 - Landscaping, Screening and Buffering requirements and proposes a five (5) foot wide landscape buffer. Sections 30.1071 and 30.1072 of the SCLDC requires a variance for reduction in landscape buffer width; however, the minimum width is ten (10) feet and that is only permitted for lots less than two hundred (200) feet deep. The subject property exceeds 200 feet in depth.

Open Space:

- In compliance with the Seminole County Comprehensive Plan, the development

will provide a minimum twenty-five percent (25%) of open space on the subject property.

Consistency with the Land Development Code

The requested PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the SCLDC in accordance with Chapter 30, Part 25.

SCLDC Section 30.443 sets forth review criteria for approving a planned development. As further discussed below, the proposed development must be consistent with the Comprehensive Plan and effectively implement the performance criteria contained therein. In addition, it must be determined that the proposed development cannot be reasonably implemented through existing provisions of the Land Development Code, and that the PD zoning would result in greater benefits to the County than development under a conventional zoning district.

While the proposed development meets the minimum required open space of twenty-five (25) percent for the PD zoning designation, the Master Development Plan has not demonstrated how the PD zoning results in greater benefits to the County than development under a conventional zoning district, as required per SCLDC Section 30.443. The proposed five (5) foot wide landscape buffer along Lake Emma Road does not meet the minimum requirements of the Lake Mary Boulevard Gateway Corridor Overlay or SCLDC Part 67 - Landscaping, Screening and Buffering, and does not provide adequate space for the required plantings. The Overlay requires that the buffer area be planted with live oaks, of four (4) inch diameter at breast height (DBH) at planting, along a line ten (10) feet back from the right-of-way line. The trees shall be planted every forty (40) feet and staggered to be midway between the live oaks planted in the adjacent right-of-way. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections.

The proposed building setback of twenty-five (25) feet is significantly less than the fifty (50) foot building setback that is required by the Lake Mary Boulevard Gateway Corridor Overlay, and the proposed building height of fifty (50) feet exceeds the maximum allowable height of thirty-five (35) feet per the Overlay.

The proposed F.A.R. of 1.96 is much more intense than, and not in character with, what is currently established along the Lake Mary Boulevard and Lake Emma Road corridor which primarily consist of Commercial Future Land Use with a maximum F.A.R. of 0.35. The properties located on the west side of Lake Emma Road and the

north side of Lake Mary Boulevard are within the City of Lake Mary, with a Commercial Future Land Use restricting development to a maximum impervious lot coverage of sixty-five (65) percent.

Staff Findings:

Staff has determined that the request is not consistent with the surrounding trend of development in the area, which would not result in a greater benefit to the County than the current conventional zoning, and is not consistent with the following SCLDC as follows:

Part 56 - Lake Mary Boulevard Gateway Corridor Overlay Standards Classification.

- Sec. 30.1064. - Building setback
- 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

Part 25 - PD Planned Development

- Sec. 30.443 - Review Criteria

Consistency with the Comprehensive Plan

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification, the County shall consider uses or structures proposed within the Planned Development zoning classification on a case-by-case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. Additionally, architectural details may be considered by the Board of County Commissioners on a site-specific basis when determining if a Planned Development is compatible with the character of the area. Such standards may include, but not be limited to, building style, design and scale, exterior building materials, roof design and construction, building size and placement, site furnishings, fences and entrance features, the size and location of service areas and other features specified by performance standards in the Land Development Code.

The Applicant is proposing to demolish the existing commercial building and redevelop the site. During the review process, Staff recommended that the Applicant relocate the

existing retention pond from the west perimeter and adjust the existing cross access easement to provide adequate room for buffering along Lake Emma Road; however, the Applicant is not agreeable to this request. Staff recommended that the windows have a reflective tint, so the storage units are not visible from the outside, and that the lower half of the building has a stone or brick façade to curtail the warehouse-like appearance. The Applicant is agreeable to the tinted windows; however, is opposed to providing a stone or brick façade.

Staff Findings:

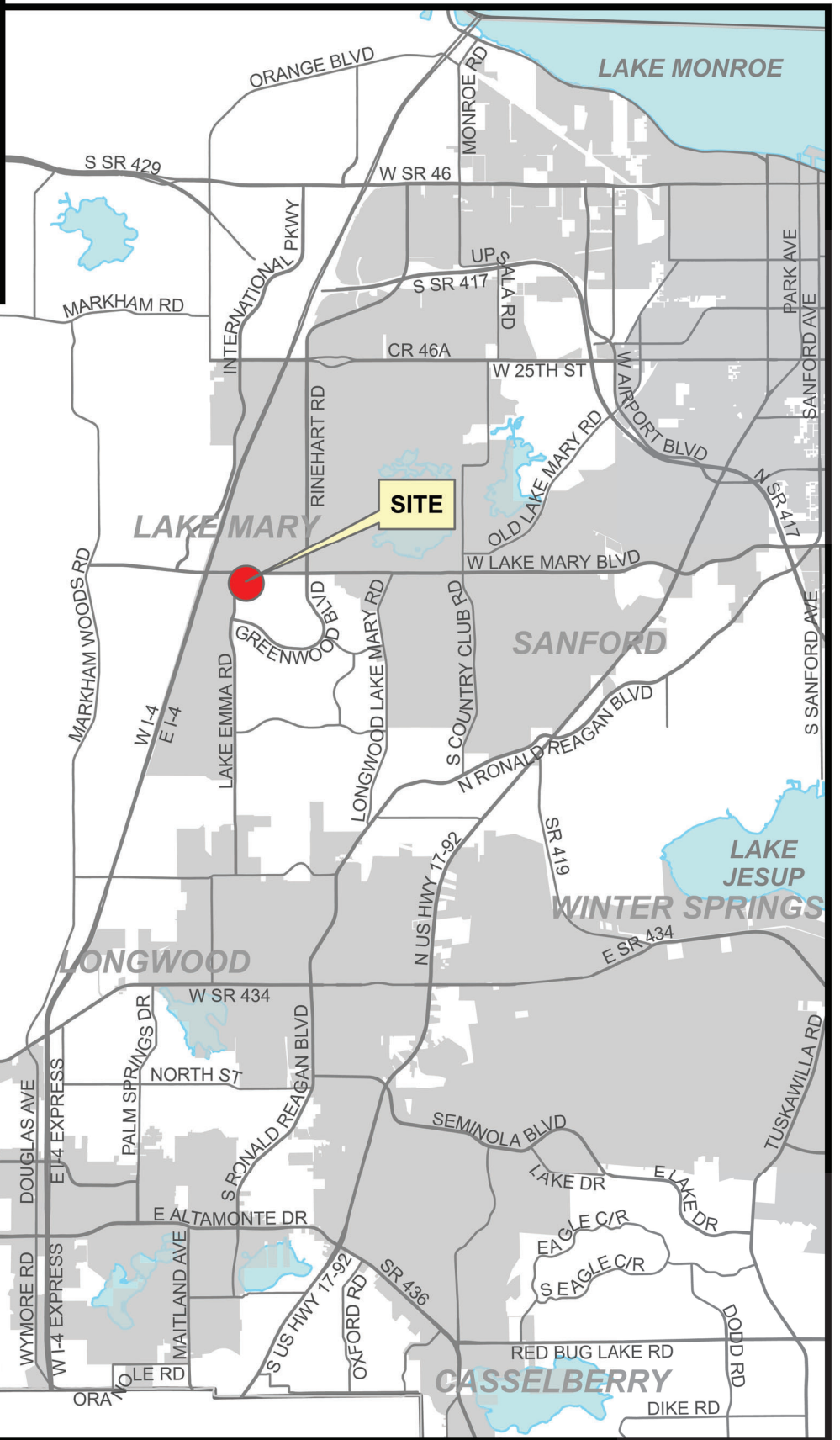
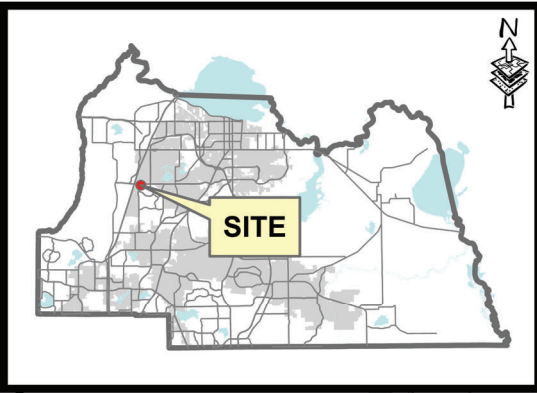
Staff finds the requested Planned Development Future Land Use designation with a maximum F.A.R. of 1.96, maximum building height of fifty (50) feet, and proposed use equivalent to Industrial, incompatible with the surrounding trend of development in the area; and therefore, inconsistent with Seminole County Comprehensive Plan Policy FLU 2.9 - Determination of Compatibility in the Planned Development Zoning Classification.

In compliance with Seminole County Land Development Code Sec. 30.49 (a) - Community Meeting Procedure, the prior Planning & Development Division Manager waived the requirement of a Community Meeting since the site is surrounded by Commercial development; therefore, surrounding residents would not be directly affected.

Requested 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:

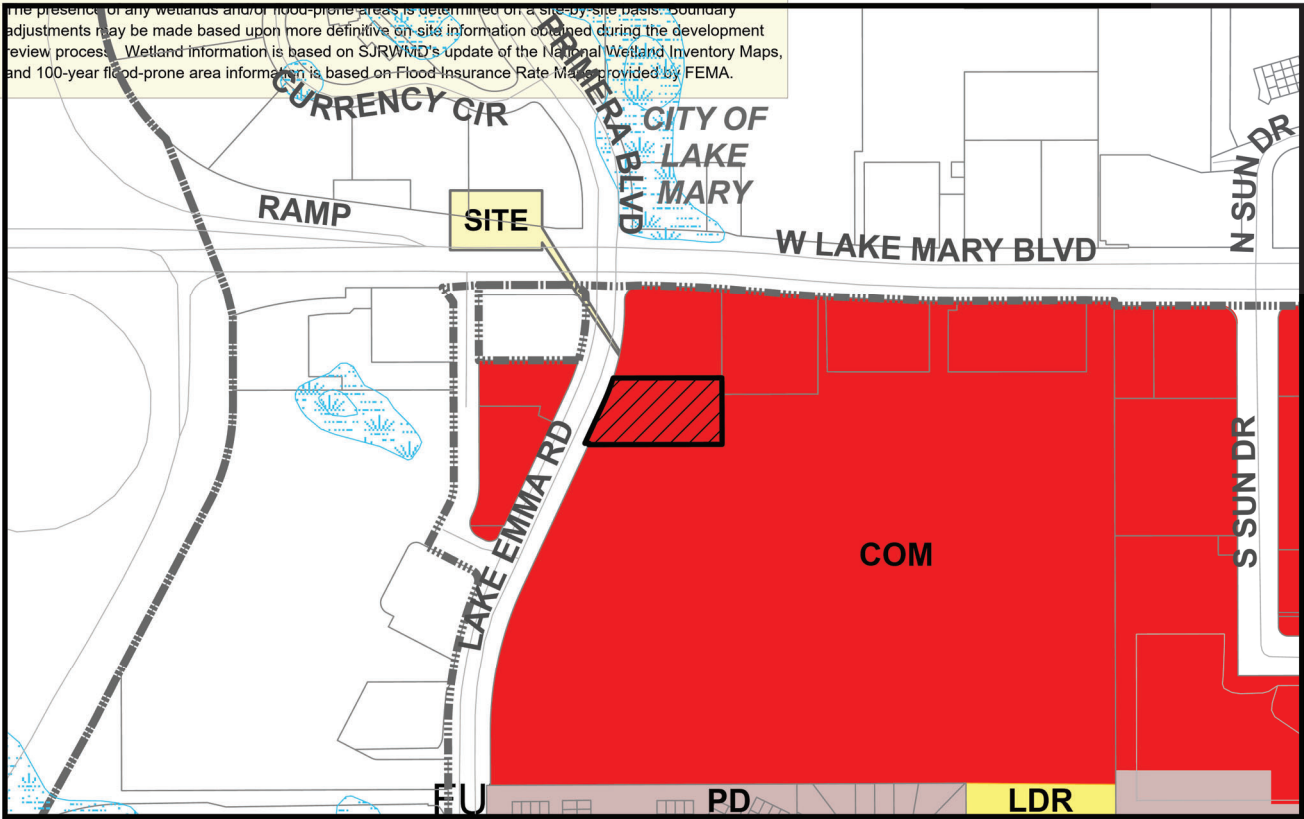
- 1) Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request does not meet the identified portions of the Comprehensive Plan and moves to deny the requested Small Scale Future Land Use Map Amendment from Commercial to Planned Development; and
- 2)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



Date: 12/12/2023

Name Z2023-001SiteMap

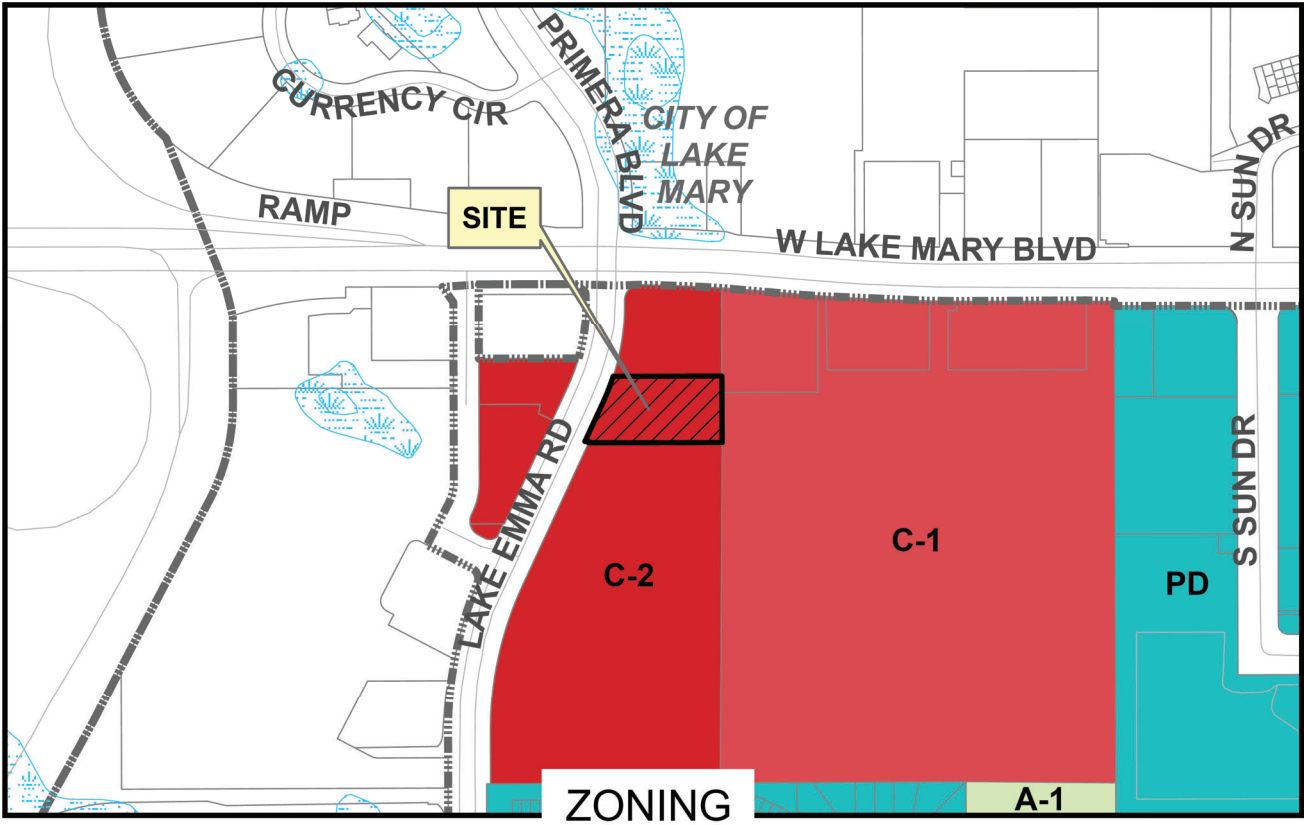
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
 CONS
 Municipality
 COM
 LDR
 PD

Applicant: Donald Huber
 Physical STR: 18-20-30
 Gross Acres: 1.3+/- BCC District: 4
 Existing Use: commercial
 Special Notes: Max. Net Density = 2.10 F.A.R.

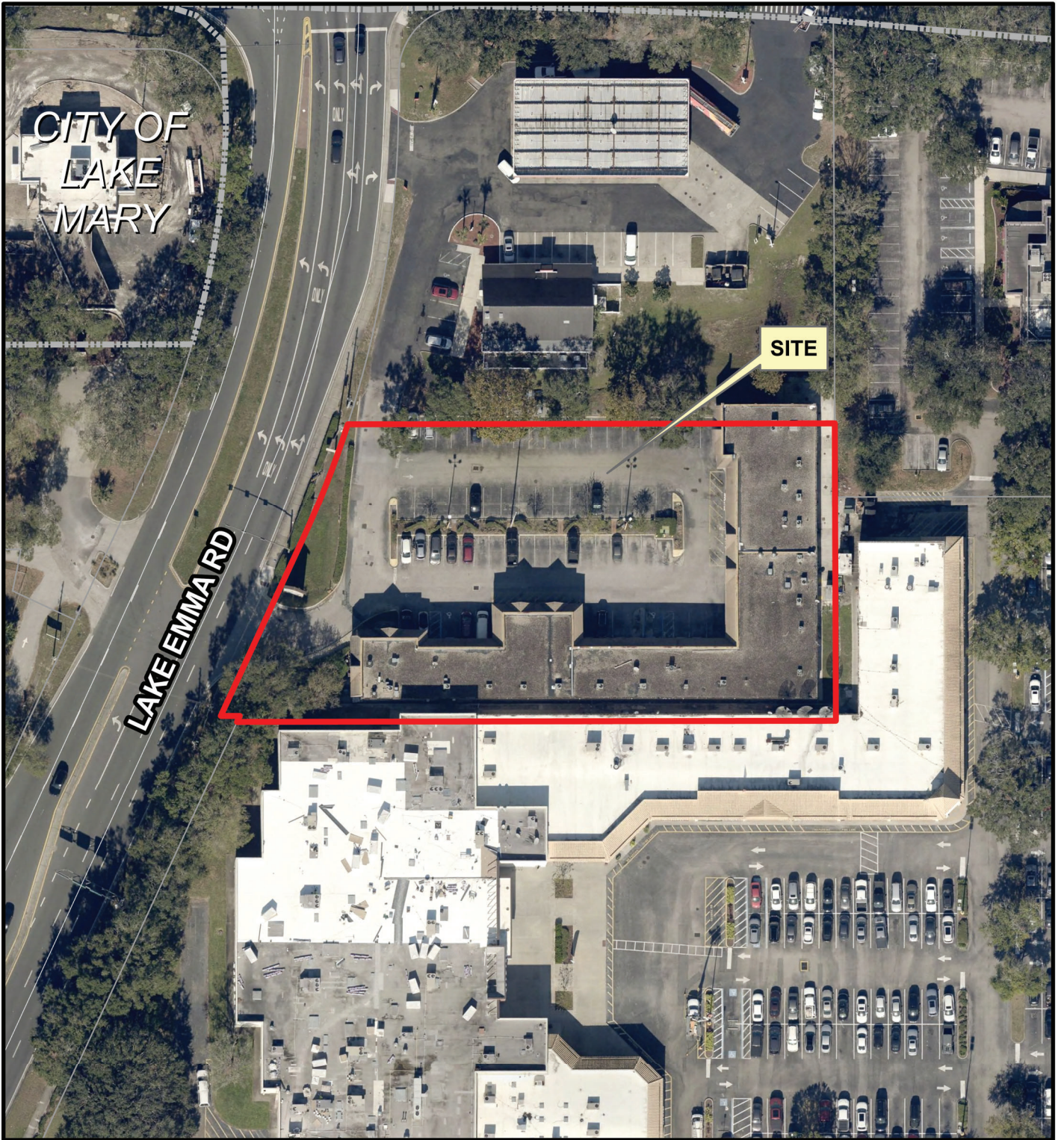
	Amend/Rezone #	From	To
FLU	03.23.SS01	COM	PD
Zoning	Z2023-001	C-2	PD







Site
 CONS
 Municipality
 A-1
 C-1
 C-2
 PD

Date: 12/12/2023

Name Z2023-001



<p>FLU No: 03.23.SS01 From: COM To: PD</p> <p>Rezone No: Z2023-001 From: C-2 To: PD</p>	<p> Parcels</p> <p> Municipality</p> <p> Site</p>		<p>Winter 2023 Color Aerials</p>
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Date: 12/12/2023

Name Z2023-001Aerial

Land Use Amendment Staff Summary Analysis		
Lake Emma Self-Storage Small Scale Future Land Use Map Amendment		
APPLICANT	Huber Group, LLC.	
PROPERTY OWNER(S)	Lake Emma Investments, LLC.	
REQUEST	The request is to amend the Future Land Use designation from Commercial to Planned Development (PD) Future Land Use designation.	
PROPERTY SIZE	1.26 Acres	
PROPERTY LOCATION	Located on the east side of Lake Emma Road, approximately 250 feet south of Lake Mary Boulevard.	
PROPERTY TAX ID	18-20-30-300-002E-0000	
AMENDMENT NUMBER	03.23. SS.01	
COMMISSION DISTRICT	District 4 - Lockhart	
NEIGHBORHOOD MEETING DATE(S)		
HEARING DATE(S)	LPA/P&Z: May 1, 2024	BCC: June 11, 2024
EXISTING USE OF SUBJECT PROPERTY	Shopping Center/Retail	
EXISTING ZONING OF SUBJECT PROPERTY	C-2 – Retail Commercial District	
	EXISTING USE	FUTURE LAND USE DESIGNATION
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Convenient Store/Gas Station	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Retail/ Fast Casual Restaurant	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Retail	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Right-of-Way (Lake Emma Rd) and Retail	COM

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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.**

Information Provided by Applicant

The proposed project has commercial land uses directly adjacent to the north, east, south, and west. The project is anticipated to be compatible with, and even desired by, existing commercial properties in the relative proximity for the close and easy accessibility to climate controlled storage for short or long periods of time.

The Land Use Change is required due to a desired Floor Area Ratio higher than what is normally allowed in the existing COM Future Land Use, and the desired building height of fifty (50) feet exceeds the maximum allowable building height of thirty-five (35) feet in the existing COM Future Land Use. The Floor Area Ratio for this project is deceptive large because a multi-story storage facility is being proposed. The large majority of each floor area will consist of rented and locked storage units, which is therefore area not usable to the public at large, but is still included in the Floor Area Ratio calculation.

In addition to the existing commercial properties in the relative proximity of the project site, there are numerous apartment, townhouse, and single family developments within a single mile. In that distance there is only one other option for storage unit rental, with a small availability of climate control units. The proposed project would fulfill the desire of the local populace for climate controlled storage space in close proximity to their places of residence.

Staff Findings

The character of the surrounding properties is retail commercial. The proposed land use change to Planned Development to allow a self-storage facility on the subject property would impact the character of the surrounding area. The subject site is surrounded by retail commercial uses with a Commercial Future Land Use designation. Self-storage facilities are not permitted in the Commercial Future Land Use designation. Per the

Seminole County Land Development Code, self-storage facilities are permitted in the Industrial Future Land Use designation.

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.

The following table provides adopted levels of service standards for public services and facilities, and potential impacts of the proposed amendment. Information in the “Potential Impact” section of the table was provided by the applicant.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: 10,800 gpd Provider: Seminole County	Total Proposed Water Demand- 1,166.4 mgd
Sanitary Sewer Facilities LOS:10,800 gpd Provider: Seminole County	Total Proposed Sewer Deman- 1,166.4 mgd
Mass Transit LOS: 1.03 revenue miles/capita Provider: LYNX/Seminole County	
Solid Waste LOS: Seminole County Landfill LOS: 4.3 lbs/capita/day. Seminole County Transfer Station LOS: 4.0 lbs/capita/day	
Transportation LOS/Traffic Studies Seminole County	Proposed daily trip rate: 157 trips. Proposed PM Peak Hour trip rate: 16 trips.

Staff Findings

The site lies within the utility service area of Seminole County, which has provided documentation of available capacity to serve the project. Regarding traffic volumes, the proposed use would have a minimal impact on public facilities.

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

At a general mapping scale, the site does not appear to lie within areas subject to flooding, as identified by the Federal Emergency Management Agency (FEMA), or wetlands as designated by the St. Johns River Water Management District. Any environmental issues that may arise from more detailed surveys will be addressed through existing regulations and review 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

N/A

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

The requested future land use designation change from Commercial to Planned Development is not a compatible transitional use because the surrounding uses are retail commercial sites.

Approval documents specific to the site plan, as well as general provisions of the Land Development Code, will include site design criteria to ensure compatibility with the surrounding permitted commercial retail uses.

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

Overall, the proposed future land use amendment does not support the Seminole County Comprehensive Plan policies on promoting infill development. (Policy FLU 4.5, Policy FLU 19.2, Policy TRA 2.4.3) and the proposed use is not supportive of these provisions listed above.

The proposed future land use change to Planned Development may support several relevant policies of the Comprehensive Plan, including but not limited to the following:

- **Policy FLU 6.1 Development Orders, Permits and Agreements**
The County shall ensure that all development orders, permits and agreements are consistent with the adopted level of service standards and provisions of the Capital Improvements Element and the appropriate facility element as well as all other provisions of this Plan.
- **Policy FLU 6.5 Private Investment for Otherwise Approvable Projects**
On a case-by-case basis, where a development project could otherwise be approved by the County except for a facility or service needed only to serve that development and which is not included in the County Capital or Operating Budget, the County shall entertain agreements with developers that would require private investment in those infrastructure improvements (e.g., feeder roads, aerial fire apparatus, right-of-way, signalization, access improvements, transit facilities, stormwater quality or quantity facilities, etc.) where the improvements are needed to accommodate the that particular development and to minimize attendant public costs associated with that development.

The proposed development would be consistent with State and Regional policies and plans as follows:

East Central Florida Strategic Regional Policy Plan: The project supports the SRPP through the following points:

Section	Policy	Comment
Natural Resources 3.9	Development should avoid or properly mitigate adverse impacts to listed species.	
Natural Resources 3.10	Wildlife management and conservation areas should be protected from encroachment.	

Section	Policy	Comment
Natural Resources 3.18	Development in the 100- year floodplain should be discouraged	All new construction will occur above the 100-year flood elevation.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 11, 2024, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

Property Owner: Lake Emma Investments, LLC

Project Name: Lake Emma Self-Storage SSFLUMA & PD Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a 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.

Findings: After fully considering staff analysis titled "Lake Emma Self-Storage SSFLUMA & PD Rezone" and all evidence submitted at the public hearing on June 11, 2024 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from C-2 (Retail Commercial) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Jay Zembower, Chairman

EXHIBIT "A"
LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE ESTATE)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST; ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED

JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 282.59 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.21 FEET; SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCE: FROM A TANGENT BEARING OF NORTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, RUN 190.61 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 28 SECONDS; THENCE RUN 62.77 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; SAID POINT OF THE SOUTH RIGHT OF WAY LINE OF SAID LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE THEREOF, 212.24 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY CONVEYED TO SEMINOLE COUNTY BY WARRANTY DEED RECORDED NOVEMBER 13, 1989, IN OFFICIAL RECORDS BOOK 2125, PAGE 156, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SEMINOLE COUNTY DEVELOPMENT ORDER

On June 11, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

FINDINGS OF FACT

Property Owner: Lake Emma Investments, LLC

Project Name: Lake Emma Self-Storage SSFLUMA & PD Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a 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.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Joy Giles, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached as Exhibit (B).
 - B. Permitted Uses: Self-Storage
 - a. Outdoor storage is prohibited.
 - C. Maximum Floor Area Ratio: 1.96
 - D. Maximum Building Height: Fifty (50) feet
 - E. The development must provide a minimum of twenty-five (25) percent common usable open space.
 - F. The setbacks from the external property boundaries are as follows:
 - North: Ten (10) feet.
 - South: Ten (10) feet.
 - East: Ten (10) feet.
 - West: Twenty-five (25) feet.
 - G. The buffers are as follows:
 - North: Ten (10) foot wide landscape buffer.
 - South: No buffer required.
 - East: No buffer required.
 - West: Five (5) foot wide landscape buffer.Buffer components will be established at Final Development Plan.
 - H. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
 - I. All project signage must comply with the Lake Mary Boulevard Gateway Corridor Overlay.
 - J. Architectural renderings will be required at time of Engineered Site Plan review. The building will provide tinted windows to block the view of the internal storage units. The building colors shall be in accordance with the rendering attached as Exhibit C.

- K. In the case of a conflict between the written conditions A through (I) in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through (I) will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more

appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with the Lake Emma Self-Storage SSFLUMA & PD Rezone (as referenced in Exhibit A), on June 11, 2024.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

APPLICANT'S PROPOSED DEVELOPMENT ORDER

EXHIBIT "A"
LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

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PARCEL 2 (EASEMENT ESTATE)

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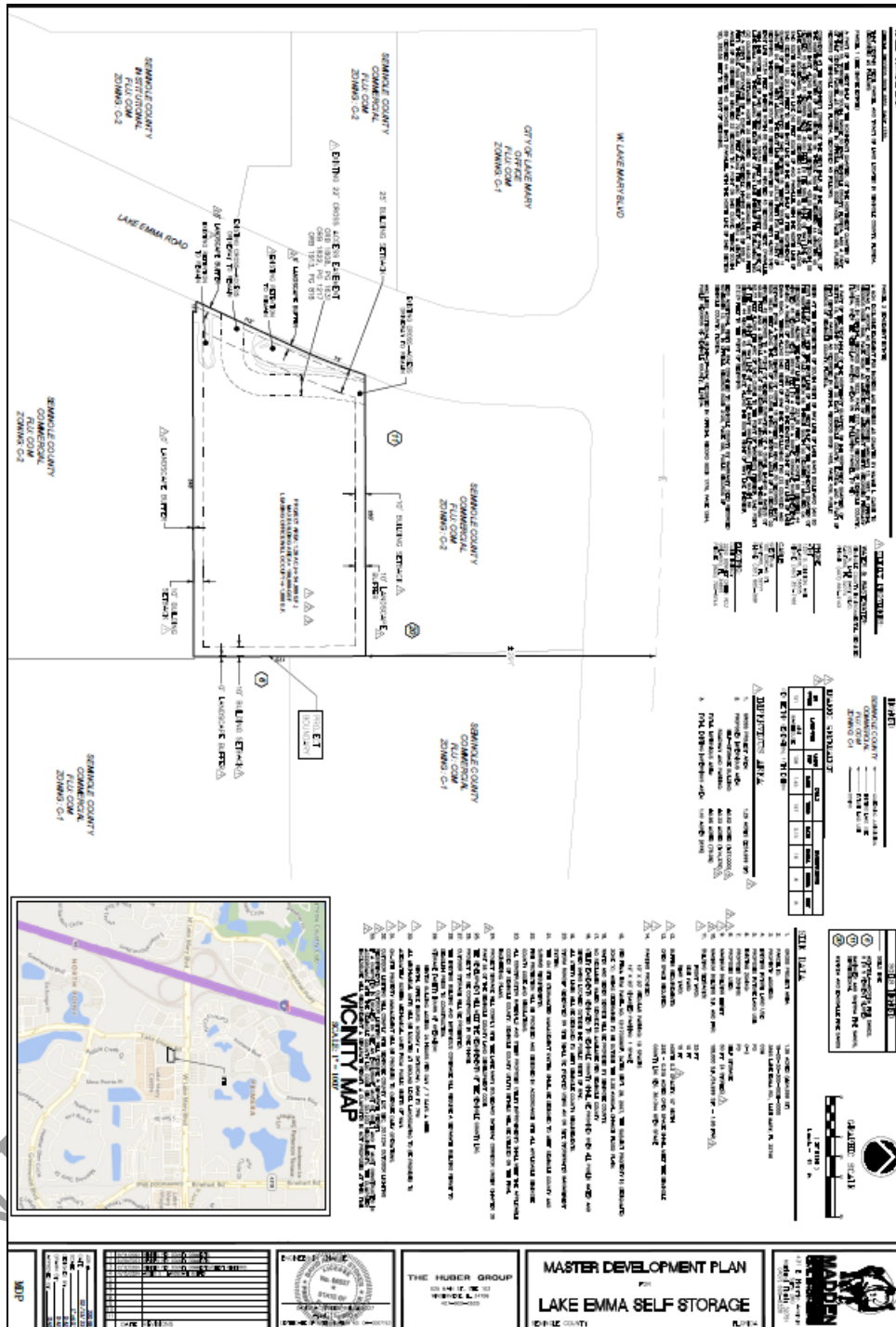
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EXHIBIT B Master Development Plan



APPLICANT

DEVELOPMENT ORDER

EXHIBIT C
Building Rendering



APPLICANT'S PROPOSED DEVELOPMENT

ORDER

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735;

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UTILITY PROVIDERS:

WATER & WASTEWATER:
SEMINOLE COUNTY ENVIRONMENTAL SERVICES
500 W. LAKE MARY BLVD.
SANFORD, FL 32773
PHONE: (407) 665-2143

PHONE
AT&T
1227 S. DIVISION AVE.
ORLANDO, FL 34805
PHONE: (407) 351-7100

CABLE:
SPECTRUM
100 GORDAN ST.
SANFORD, FL 32771
PHONE: (321) 805-3081

ELECTRIC:
DUKE ENERGY
3250 BONNET CREEK RD, 1
ORLANDO, FL 34805
PHONE: (800) 700-8744

LEGEND

SEMINOLE COUNTY COMMERCIAL FLU: COM ZONING: C-1

GOVERNING JURISDICTION
EXISTING LAND USE
FUTURE LAND USE
ZONING

TRAFFIC GENERATION

ITU CODE	LAND USE	UNITS KSF	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
151	MINI WAREHOUSE	108	1.45	157	0.15	16	8	8

PER ITE TRIP GENERATION, 11TH EDITION

IMPERVIOUS AREA:

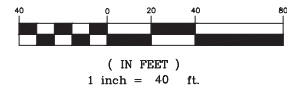
- GROSS PROJECT AREA: 1.26 ACRES (±54,999 SF)
- PROPOSED IMPERVIOUS AREA:
 - SELF-STORAGE BUILDING: ±0.62 ACRES (±27,000)
 - ROADWAY AND PARKING: ±0.33 ACRES (±14,375)
 - TOTAL IMPERVIOUS AREA: ±0.95 ACRES (75.0%)
- TOTAL EXISTING IMPERVIOUS AREA: 1.10 ACRES (87%)

SOILS LEGEND

- SOILS LINE
- 6 ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
 - 17 BASINGER AND SMYRNA FINE SANDS, DEPRESSIONAL
 - 20 MYAKKA AND EAUGALLIE FINE SANDS



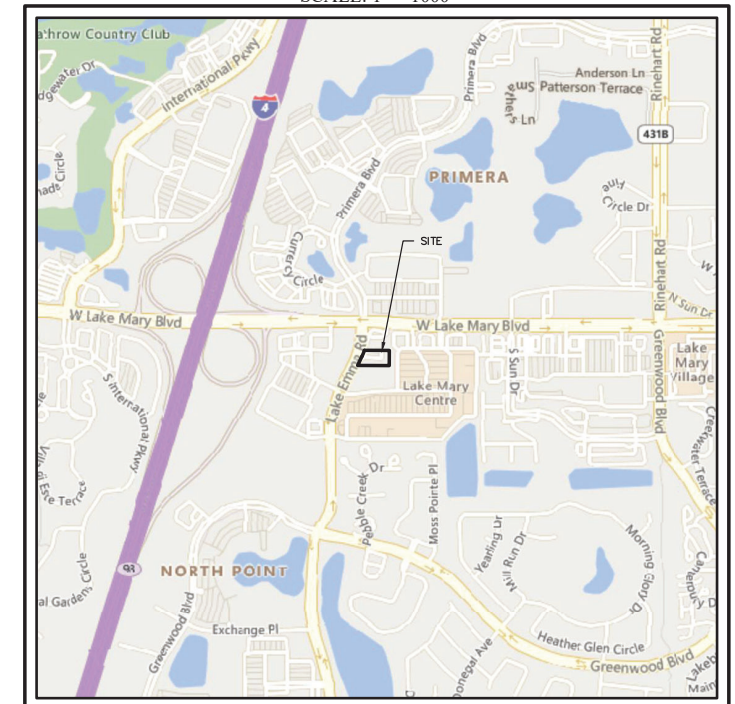
GRAPHIC SCALE



SITE DATA:

- GROSS PROJECT AREA: 1.26 ACRES (±54,999 SF)
- PARCEL ID: 18-20-30-300-002-0000
- PROPERTY ADDRESS: 3895 LAKE EMMA RD., LAKE MARY, FL 32746
- EXISTING FUTURE LAND USE: COM
- PROPOSED FUTURE LAND USE: PD
- EXISTING ZONING: C-2
- PROPOSED ZONING: PD
- PROPOSED USES: SELF STORAGE
- MAXIMUM BUILDING HEIGHT: 50 FT (4 STORIES)
- MAXIMUM BUILDING S.F. AND FAR: 108,000 S.F./54,999 S.F. = 1.96 FAR
- BUILDING SETBACKS:
 - FRONT YARD: 25 FT
 - SIDE YARD: 10 FT
 - REAR YARD: 10 FT
- BUFFER REQUIREMENTS: NORTH 0.2 OPAQITY, 10' WIDTH
- OPEN SPACE REQUIRED: 25% - 0.315 ACRES OPEN SPACE SHALL MEET THE SEMINOLE COUNTY LDC SEC. 30.1344 OPEN SPACE
- PARKING PROVIDED:
 - 10' X 20' REGULAR PARKING: 10 SPACES
 - 12' X 20' DISABLED PARKING: 1 SPACE
- PER FEMA FIRM PANEL NO. 12117C0065F, DATED SEPT. 28, 2007, THE SUBJECT PROPERTY IS DESIGNATED ZONE 'X'; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
- NO RECLAIMED WATER SERVICE IS AVAILABLE PER SEMINOLE COUNTY
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL PUBLIC WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER MANAGEMENT SYSTEM.
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET SEMINOLE COUNTY AND SURWMD REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED UTILITY IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY UTILITY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE LAKE MARY BOULEVARD GATEWAY CORRIDOR UNDER CHAPTER 30 PART 56 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPMENT WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LDC.
- PROJECT TO BE CONSTRUCTED IN ONE PHASE.
- OUTDOOR STORAGE WILL BE PROHIBITED.
- THE EXISTING BUILDING AND IMPERVIOUS COVERAGE WILL REQUIRE A SEPARATE BUILDING PERMIT TO DEMOLISH PRIOR TO CONSTRUCTION.
- STORAGE FACILITY HOURS OF OPERATION:
 - RENTOR BUILDING ACCESS: 24 HOURS PER DAY / 7 DAYS A WEEK
 - RENTAL OFFICE HOURS: MONDAY - SATURDAY; 8AM TO 7PM
- ALL MECHANICAL UNITS WILL BE LOCATED AT GROUND LEVEL. LANDSCAPING TO BE PROVIDED TO ADEQUATELY SCREEN MECHANICAL UNITS FROM PUBLIC RIGHTS OF WAY.
- ON-SITE PROPERTY MANAGEMENT WILL BE PROVIDED TO OVERSEE DAILY OPERATIONS.
- OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LDC SEC. 30.1234 OUTDOOR LIGHTING REQUIREMENTS. OUTDOOR LIGHTING WILL REQUIRE A SEPARATE PERMIT.
- IF A DUMPSTER IS LOCATED ON SITE AN ENCLOSURE MUST BE BUILT AND IT MUST CONSTRUCTED IN ACCORDANCE WITH THE SEMINOLE COUNTY LDC CODE SEC. 30.1233 REQUIREMENTS. THE DUMPSTER ENCLOSURE WILL REQUIRE A SEPARATE PERMIT. A DUMPSTER IS NOT PROPOSED AT THIS TIME.

VICINITY MAP
SCALE: 1" = 1000'



Digitally signed by David Stokes
Date: 2024.03.05 14:48:39 -05'00'



NO.	DATE	REVISIONS
1	18/14/2023	REVISED PER COUNTY COMMENTS
2	9/29/2023	REVISED PER COUNTY COMMENTS
3	2/12/2024	REVISED PER COUNTY COMMENTS/CLIENT REVISIONS
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 22059
DATE: 02/13/23
SCALE: 1"=40'
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

MDP

MADDEN CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

MASTER DEVELOPMENT PLAN
FOR
LAKE EMMA SELF STORAGE
SEMINOLE COUNTY, FLORIDA

THE HUBER GROUP
625 MAIN ST., STE. 103
WINTERBURN, FL 34786
407-909-0800

STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID STOKES
LICENSE NO. 125257
EXPIRES 02/13/2025
CERTIFICATE OF AUTHORITY NO. CA-0007273

FILED
2024 FEB 26 PM 2:49
COUNTY CLERK
SEMINOLE COUNTY, FLORIDA



CITY OF LAKE MARY

COMMUNITY DEVELOPMENT DEPARTMENT

MUNICIPAL SERVICES COMPLEX 911 WALLACE COURT
LAKE MARY, FLORIDA 32746
P.O. BOX 958445
LAKE MARY, FLORIDA 32795-8445

THE APPLICANT HAS THE RIGHT TO WAIVE A FORMAL DRC MEETING.

REVIEW STAFF COMMENTS

INTENDED USE:	Self-storage
PARCEL ID NO.(s):	18-20-30-300-002E-0000
PROPERTY ADDRESS:	3895 Lake Emma Rd.
LOCATION OF PROPERTY:	East side of Lake Emma Rd., South of Lake Mary Blvd.

A. FIRE DEPARTMENT:

Reviewer: Lillian Sexton, Fire Marshal

1. **18.2.3.2.2** Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
2. **18.2.3.2.2.1** When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).
3. **18.2.3.3 *** Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.
4. There are concerns about the access being limited due to traffic back up in front of this facility.
5. There are concerns with the drainage issues that are already occurring due to the elevation differences between this parcel and the parcel to the South.
6. There are access issues with being able to erect a ladder truck to fight a fire due to the lack of access to the sides, rear and front of the structure.

B. COMMUNITY DEVELOPMENT & BUILDING DEPARTMENT:

Reviewer: Sabreena Colbert, Interim Community Development Director

7. The surrounding properties all have similar commercial zoning and are within the Lake Mary Boulevard Gateway Corridor, including the subject property. The maximum

building height in the city's commercial zoning districts is 40 ft. and the use proposed is not permitted. Properties within the LMB gateway corridor, the maximum ht. is 35 ft. The intent of the gateway corridor is to provide uniform standards and to prevent unplanned/uncoordinated uses along the boulevard across jurisdictions. Both the use and building height proposed negate the Gateway Corridor standards and therefore not supported by the city.

8. What is the applicant's justification for the significant increase in building height from the current 35 ft. max.?

A maximum 60 ft. building height is not consistent with the existing (re)development pattern and the city does not support the increased height.

9. How will vehicles maneuver on site? Often, larger type vehicles, vans, box trucks or trucks with trailers frequent self-storage facilities. Has the applicant considered this with the current cross-access drive and potential effects to the intersection?

Reviewer: Chris Carson, Senior Planner

10. The proposed development shall comply with the Gateway Corridor overlay standards.

Sec. 30.1061. - Creation.

In addition to, and supplemental to, all Land Development Code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as the "Lake Mary Boulevard Gateway Corridor Overlay Standards Classification." Property within the Lake Mary Boulevard Gateway Corridor listed and described within Section 30.1074, Designated Gateway Corridor, of this part, shall be subject to all provisions herein.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.841, LDC, through Supp 16).

Sec. 30.1062. - Purpose.

The purpose of this part is to insure that the designated Gateway Corridor is developed in a manner which:

- (a) Insures the roadway is developed into a well landscaped, scenic gateway;
- (b) Provides uniform design standards to establish high quality development;
- (c) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures;
- (d) Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement;
- (e) Maintains and enhances property values;
- (f) Preserves natural features to the extent practicable; and
- (g) Recognizes and makes allowances for existing uses and buildings.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.842, LDC, through Supp 16).

Sec. 30.1063. - Reserved.

Sec. 30.1064. - Building setback.

The front of any building constructed on a parcel shall be setback a minimum of fifty (50) feet from the right-of-way line; provided, however, a greater setback shall be required if a more restrictive setback is contained within the underlying zoning classification from the adopted right-of-way line.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.844, LDC, through Supp 16; Ord. No. 97-25, § 1, 5-27-97).

Sec. 30.1065. - Building height.

No building shall be constructed whose roof exceeds thirty-five (35) feet in height.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.845, LDC, through Supp 16).

Sec. 30.1066. - Required corridor buffer and buffer design.

A landscape buffer at least fifteen (15) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the designated roadway right-of-way lines.

- (a) The developer/property owner shall be responsible for the purchase, installation, maintenance and irrigation of all required landscaping.
- (b) The buffer area shall be planted with live oaks, of four (4) inch diameter at breast height (dbh) at planting, along a line ten (10) feet back from the right-of-way line. The trees shall be planted every forty (40) feet and staggered so as to be midway between the live oaks planted in the adjacent right-of-way. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections.
- (c) No existing, dedicated or reserved public or private right-of-way shall be included in calculation of the buffer width.
- (d) Stormwater retention areas shall not be placed in the buffer area.
- (e) If parking abuts the buffer, a continuous shrub hedge shall be arranged or planted to insure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way.
- (f) Existing vegetation shall be used where possible to meet these requirements.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.846, LDC, through Supp 16; Ord. No. 97-25, § 2, 5-27-97).

Sec. 30.1067. - Parking areas.

Parking lots shall be designed and landscaped according to the following criteria:

- (a) *Landscape requirement.* A minimum of ten (10) percent of all parking area and entryways shall be landscaped. The following is a list of desirable trees and shrubs:

	Tree Size S M L	Drought Tolerant	Ability to Transplant (Easy or Difficult)
<i>Tree Species</i>			
Chickasaw Plum	S		E
Loquat	S		
Sand-live Oak	S		
Wax Myrtle	S		E
Red Cedar	M	X	D
Cherry Laurel	M		E
Longleaf Pine	L		D
Red Maple	L		D
Slash Pine	L		D
Drake Elm	M		
Chinese Elm	M	X	
Winged Elm	L		
Crape Myrtle	S	X	
Blue Beech	M		
Laurel Oak	L	X	E
Shumard Oak	L	X	E
Live Oak	L	X	E
Crabapple	S		
Florida Elm	M		
Hackberry	L		
Dahoon Holly	M		
Jerusalem Thorn	S		

Southern Magnolia	L	D	
Cabbage Palm	L	X	E
<i>Shrub Species</i>			
Shining Sumac		X	
Winged Sumac		X	
Padocarpus		X	
Viburnum Spp.		X	
Ligustrum Spp.			
Yaupon Holly		X	
Fetter Bush			
Native Azaleas			
Saw Palmetta		X	
Juniper		X	
Red-Leaf Photinia		X	

(b) *Parking bays.* Parking bays shall not be larger than forty (40) spaces.

(c) *Landscape breaks.*

1. Perimeter landscaped parking breaks shall be a maximum of two hundred (200) square feet in area, planted with one (1) canopy tree and a maximum of twenty (20) spaces apart.
2. Internal landscaped breaks shall be a minimum of four hundred (400) square feet planted with one (1) canopy tree, two (2) to three (3) inches dbh, for every landscape break and a minimum of three (3) shrubs for every landscaped break. Internal breaks shall be a maximum of twenty (20) spaces apart.
3. Diamond landscaped breaks shall be placed every ten (10) spaces internally, shall be eight (8) feet by eight (8) feet and shall be planted with one (1) canopy tree.

(d) *Preservation.* Existing vegetation shall be preserved where possible.

(e) *Lighting.* Parking lot lighting shall be designed in accordance with Section 30.1234 of this Code.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.847, LDC, through Supp 16; Part XXII, § 4, Ord. No. 92-5, 3-30-92; Ord. No. 04-2, § 2, 1-13-04).

Sec. 30.1068. - Signage.

Signs shall be erected or installed according to the following criteria:

- (a) *Wall signs.* The maximum allowable wall sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage. Total sign area shall be the sum of all sign areas excluding window signs or opening banners. No individual wall sign shall exceed one hundred (100) square feet in size for a building with less than two hundred (200) linear feet of building frontage. For buildings with building frontage exceeding two hundred (200) linear feet, no individual sign shall exceed two hundred (200) square feet in size.
- (b) *Ground signs.*
 1. Only one (1) ground sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a parcel's road frontage exceeds seven hundred (700) feet, then a maximum of three (3) ground signs

shall be allowed, but no closer than three hundred (300) feet apart. For the purpose of this part, a parcel does not have to be a legally subdivided lot.

2. Vertical structural supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds ($\frac{2}{3}$) the horizontal width of the sign surface. A planter structure shall enclose the foot of the base. The planter shall be between two (2) and three (3) feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three (3) feet. The base and planter shall be of brick.
3. Any external above ground light source shall be located and hidden within the planter bed. Light sources located outside the planter bed shall be in a burial fixture.
4. The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk.
5. The planter setback shall be a minimum of five (5) feet from the right-of-way.
6. The maximum allowable ground sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage but shall not exceed one hundred (100) square feet. Ground sign base, sides and top are excluded from the sign area calculation.

(c) *Maximum total sign area.* In no case shall the sum of total wall sign square footage plus total ground sign square footage exceed two (2) square feet per one (1) linear foot of building frontage on any given parcel.

(d) *Movement.* No ground sign nor its parts shall move, rotate or use flashing lights.

(e) *Illumination.* Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.

(f) *Prohibited signs.* Off-premises signs, portable signs, pole signs, and temporary signs except for advertising on or attached to bus shelters.

(g) *Exempted signs.* Real estate signs.

(h) *Flags.* Flags are permitted as follows: a maximum of one (1) state, one (1) federal and one (1) local/County flag per parcel, each a maximum of thirty-five (35) square feet.

(i) *Opening banners.* Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.848, LDC, through Supp 16; Ord. No. 02-53, § 47, 12-10-02).

Sec. 30.1069. - Utility lines.

All new or relocated utility lines within the designated corridor shall be constructed and installed beneath the surface of the ground unless it is determined otherwise by the Board of County Commissioners in exercising the public's proprietary rights over publicly owned rights-of-way.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.849, LDC, through Supp 16; Ord. No. 97-25, § 3, 5-27-97).

Sec. 30.1070. - Walls.

All freestanding walls, sound barriers, ground sign enclosures, planters, etc. fronting along the designated roadway or its major intersections shall be of brick construction.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.850, LDC, through Supp 16; Ord. No. 97-25, § 4, 5-27-97).

Sec. 30.1071. - Additional zoning variance criteria.

(a) *Landscape buffer width.* The width may be reduced to a minimum of ten (10) feet only if the lot is less than two hundred (200) feet deep.

(b) *Ground signs.* In order for ground signs along intersecting roadways which are greater than three hundred twenty (320) feet from the corridor roadway centerline to be approved, it must be demonstrated that the sign is not visible from the corridor roadway and that the sign is directed in such a manner as to be predominantly viewed from the intersecting street.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.851, LDC, through Supp 16; Ord. No. 97-25, § 5, 5-27-97).

Sec. 30.1072. - Design standard variances.

Variances to design standards set forth herein shall be determined in accordance with the procedures and standards set forth in Part 10, Chapter 40, for variance from site plan requirements.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.852, LDC, through Supp 16).

Sec. 30.1073. - Exemptions.

All residentially zoned single-family lots are exempted from meeting all standards contained in this part except for the burial of utility service lines, wall requirements and the building setback requirement.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.853, LDC, through Supp 16).

Sec. 30.1074. - Designated gateway corridor.

The designated gateway corridor/roadway subject to the provision of this part is Lake Mary Boulevard from Markham Woods Road to the Orlando Sanford Airport entrance (that segment of Lake Mary Boulevard beginning at Sanford Avenue and terminating at the Orlando Sanford Airport being designated as "East Lake Mary Boulevard") including all property within three hundred twenty (320) feet of the adopted centerline of Lake Mary Boulevard including intersecting roadways to the same depth. If any part of any parcel abuts the right-of-way line of the designated roadway, the entire parcel shall be subject to this part as if the parcel were wholly within the stated corridor width.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.854, LDC, through Supp 16; Ord. No. 97-25, § 6, 5-27-97).

Sec. 30.1075. - Future Gateway Corridor Study Commissions.

Prior to the beginning of the public hearing process to adopt future County Gateway Corridor Ordinances for additional roadway segments, the County and the participating city or cities shall coordinate, insofar as is practicable, their efforts in formulating such ordinances or amendments thereto.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.855, LDC, through Supp 16; Ord. No. 97-18, § 48, 5-13-97)

Sec. 30.1076. - General buffering requirements.

The provisions of Part 67, Chapter 30 are specifically included among the general Code requirements applicable to properties in the gateway corridor.

(Ord. No. 97-25, § 7, 5-27-97; Ord. No. 2012-29, § 2, 11-13-12).

Secs. 30.1077—30.1080. - Reserved.

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM COMMERCIAL TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Local Planning Agency held a public hearing, with all required public notice on May 1, 2024, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners held a public hearing on June 11, 2024, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element’s Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit “A” to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	Lake Emma Self-Storage SSFLUMA & PD Rezone	03.23SS.01 (Z2023-001)	Commercial to Planned Development	05/01/2024	06/11/2024

(b) The associated rezoning request was completed by means of Ordinance Number 2024-_____.

Section 3. Severability:

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. Exclusion from County Code/Codification:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

ENACTED this 11th day of June 2024

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A

Amendment 03.23. SS.01

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE ESTATE)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST; ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 282.59 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.21 FEET; SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCE: FROM A TANGENT BEARING OF NORTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, RUN 190.61 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 28 SECONDS; THENCE RUN 62.77 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; SAID POINT OF THE SOUTH RIGHT OF WAY LINE OF SAID LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE THEREOF, 212.24 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY CONVEYED TO SEMINOLE COUNTY BY WARRANTY DEED RECORDED NOVEMBER 13, 1989, IN OFFICIAL RECORDS BOOK 2125, PAGE 156, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE C-2 (RETAIL COMMERCIAL) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Lake Emma Self-Storage SSFLUMA & PD Rezone, dated June 11, 2024.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from C-2 (Retail Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #23-2000001, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) the recording date of the Development Order #23-20000001 in the Official Land Records of Seminole County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2024-__ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 11th day of June 2024.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"

DEVELOPMENT ORDER

TO BE INSERTED

EXHIBIT "B"

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE ESTATE)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST; ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED

RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 282.59 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.21 FEET; SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCE: FROM A TANGENT BEARING OF NORTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, RUN 190.61 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 28 SECONDS; THENCE RUN 62.77 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; SAID POINT OF THE SOUTH RIGHT OF WAY LINE OF SAID LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE THEREOF, 212.24 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY CONVEYED TO SEMINOLE COUNTY BY WARRANTY DEED RECORDED NOVEMBER 13, 1989, IN OFFICIAL RECORDS BOOK 2125, PAGE 156, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

APPLICANTS JUSTIFICATION STATEMENT

Lake Emma Self Storage

Justification for height and setback waivers of the Seminole County Land Development Code and the Lake Mary Gateway Corridor requirements

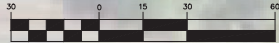
This document is to provide justification for the height increase from 35' to 50' and a buffer reduction from 15' down 5' along the Lake Emma frontage of this proposed site. The existing site was built in the mid 1980's and is being redeveloped to a self-storage facility. The site access has been changed over the years making the center not viable for commercial businesses. Per the Lake Mary Boulevard Corridor Overlay the site is to have a height no greater than 35' and is required to have a 15' landscaping buffer along the roadway frontage.

Please see Exhibit 1 for the sites proximity to Lake Mary Boulevard. Per the Lake Mary Boulevard Gateway corridor requirements any building within 320' of the centerline of Lake Mary Boulevard is required to have a height no higher than 35'. Our proposed building will be a minimum of 300' from the centerline of Lake Mary Boulevard, doesn't have access on Lake Mary Boulevard, and is behind an existing gas station. We are proposing to increase the height of our building to 50'. See the site plan included with this statement for the Hyatt Place Hotel(exhibit 2) west of I-4 that has direct frontage on Lake Mary Boulevard. A waiver to the standards was allowed for this site as a 45' height was allowed. The other taller buildings in the area are the Academy Sports building at 50'(exhibit 3) and the Top Golf facility(exhibit 4) that is just south of the site on Lake Emma Road. Top golf has a building height of 52'-7" and the net poles are 170' tall on Lot 1 of the development and also has the ability to build a hotel up to 10 stories and 100' tall on lot 2. Based on the surroundings and other taller buildings in the area we feel that a 50' height is justified in this location.

The reduction in buffer width from 15' down to 5' is requested due the existing site conditions that include an access easement to the adjacent gas station and the existing retention for the site that we intend to use for the redeveloped site. See exhibit 5, the existing survey of the property. The survey shows the location of the access easement and the existing retention pond. The access cannot be modified since it is connected to the drive isle of the existing gas station. We intend to landscape the slopes of the pond to try and meet the intent of the 15' buffer.



GRAPHIC SCALE



(IN FEET)

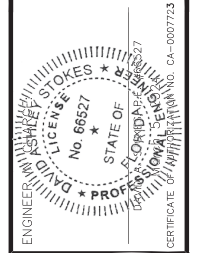
1 inch = 30 ft.



MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

CONCEPT PLAN
FOR
LAKE EMMA SELF STORAGE
SEMINOLE COUNTY
FLORIDA

THE HUBER GROUP
625 MAIN ST., STE. 103
WINTERGARDEN, FL 34786
407-899-0800

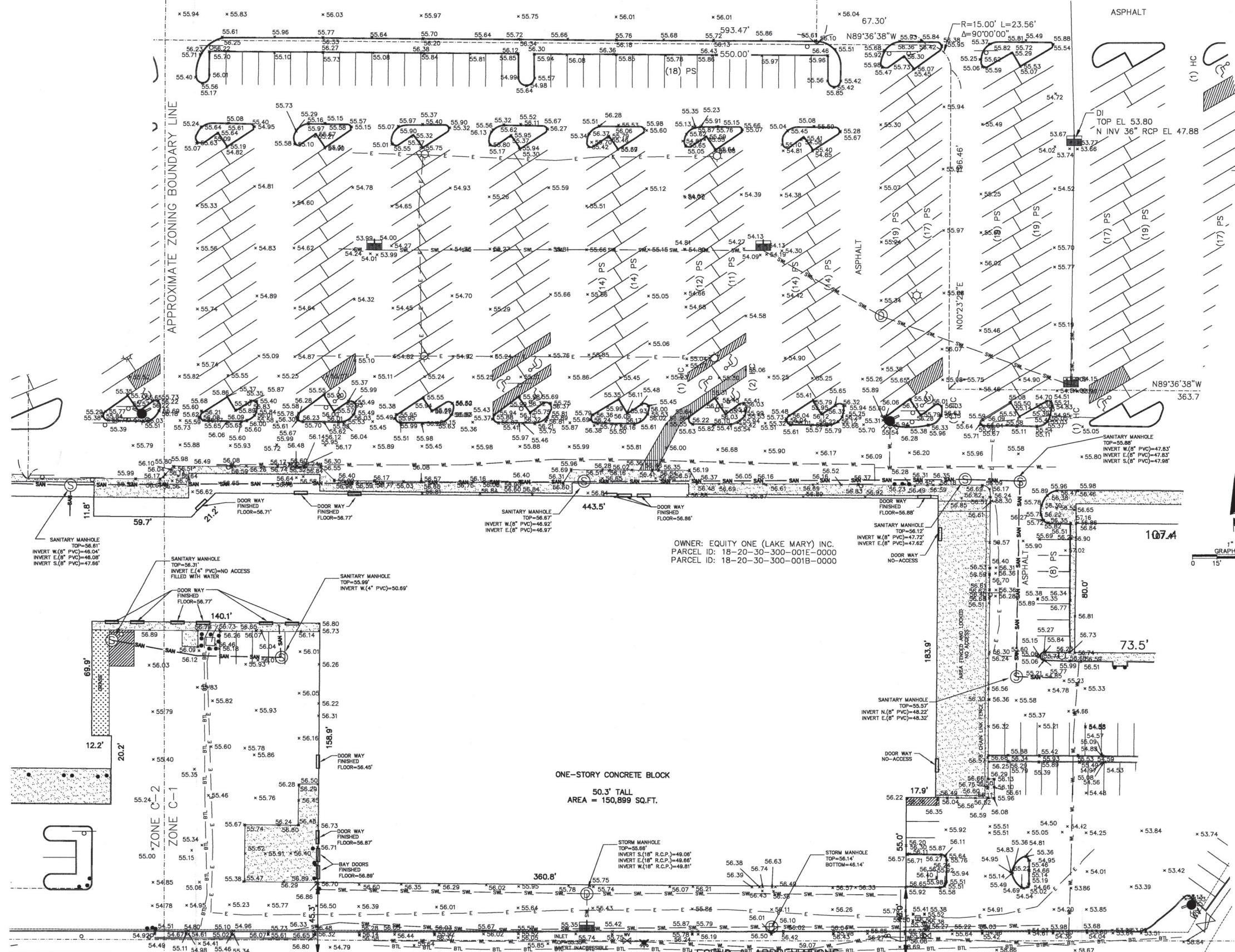


NO.	DATE	REVISIONS

JOB # 22059
DATE: 05/12/23
SCALE: 1"=20'
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

C101





OWNER: EQUITY ONE (LAKE MARY) INC.
 PARCEL ID: 18-20-30-300-001E-0000
 PARCEL ID: 18-20-30-300-001B-0000

ONE-STORY CONCRETE BLOCK
 50.3' TALL
 AREA = 150,899 SQ.FT.

SURVEYORS NOTES

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120289 0065 F (MAP NO. 121700085F), WHICH BEARS AN EFFECTIVE DATE OF 09/08/2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE FLOODPLAIN.
2. ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK 3907301, NAVD 1988 DATUM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE EMMA ROAD BEING N25°15'52"E, PER DESCRIPTION.
4. THE PURPOSE OF THIS SURVEY IS TO DETAIL A PORTION OF LAKE MARY CENTRE PLAZA.

I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

David M. DeFilippo
 DAVID M. DeFILIPPO PSM# 5038

THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FIELD ABBREVIATIONS

CONCRETE SURFACE	D PER DESCRIPTION	TF TRANSFORMER
NO PARKING AREA	M MEASURED	GMH GREASE MANHOLE
POWER POLE	CO CLEAN OUT	DMH DRAINAGE MANHOLE
LIGHT POLE	CSM GAS MARKER	SMH SANITARY MANHOLE
HANDICAP SPACE	UV UTILITY VAULT	DI DRAINAGE INLET
SEWER MANHOLE	EV ELECTRIC VAULT	INV INVERT
STORM MANHOLE	FDC FIRE DEPARTMENT CONNECTION	EL ELEVATION
WATER VALVE	TSP TRAFFIC SIGNAL POLE	TM TELEPHONE MARKER
FIRE HYDRANT	TE TRASH ENCLOSURE	CR CABLE RISER
INLET	AC AIR CONDITIONING UNIT	DP DUMPSTER PAD
BOLLARD	N&D NAIL & DISC	IRC IRON ROD WITH CAP-
MONUMENT AS DESCRIBED	WF WOOD FENCE	FO FOUND OR SET AS NOTED
OVERHEAD UTILITY LINE	SF SQUARE FEET	R.C.P. REINFORCED CONCRETE PIPE
FENCELINE	HC HANDICAP SPACE	PVC PLASTIC PIPE
MONITORING WELL	PS PARKING SPACE	BT TELEPHONE LINE
SIGN	CLF CHAIN-LINK FENCE	WL WATER LINE
FOUND	FR FREEZER	SWL STORMWATER LINE
RECOVERED	FBF FIBER OPTIC BOX	E ELECTRIC LINE
	WM WATER METER	SAN SANITARY LINE

21928-5
 RECEIVED
 JUL 31 2013
 TITLE AND SVC. CNTR.

DATE: JULY 23, 2013
 SCALE: 1" = 30'
 DRAWN BY: GHF
 APPROVED BY: DMD
 DRAWING FILE NAME: H:\2013\3073071102\ SPECIFIC PURPOSE 3071102.DWG

SPECIFIC PURPOSE SURVEY
 OF
 LAKE MARY CENTRE
 LAKE MARY BOULEVARD
 LAKE MARY
 FLORIDA

ASM AMERICAN SURVEYING & MAPPING INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FLORIDA 32803
 PHONE (407) 426-7373
 WWW.ASM-SURVEYING.COM

DEVELOPMENT NOTES:

OVERALL DEVELOPMENT SIZE: 22.47 A.C.

PARCEL ID: 18-20-30-300-0120-0000, 18-20-30-300-0121-0000, & 18-20-30-300-0122-0000

EXISTING ZONING: M-1A & C-1
 FUTURE LAND USE: COMMERCIAL (COM)
 PROPOSED ZONING: PUD
 CURRENT USE: UNDEVELOPED/VACANT

SETBACKS:

MINIMUM BUILDING SETBACKS:		LOT 2
FRONT (S):	25'	FRONT (E): 25'
SIDE (E):	25'	SIDE (N): 25'
SIDE (W):	25'	SIDE (S): 25'
BACK (N):	25'	BACK (W): 25'
INTERNAL:	25'	INTERNAL: 25'

LANDSCAPE BUFFERS - PER SECTION 157.04

LOT 1:	BUFFER	WIDTH	DESCRIPTION
GREENWOOD BLVD	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
LAKE EMMA ROAD	HYBRID CD	80' WIDE	8 CANOPY TREES/100 LF / 10 UNDERSTORY TREES/100 LF / 25 SHRUBS/100LF
SOUTH PERIMETER (SW PROPERTY LINE)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
NORTH & WEST PROPERTY LINES	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
EAST (ADJACENT TO LOT 2)	NA	0' WIDE	SHARED ACCESS DRIVE
SOUTH (ADJACENT TO LOT 2)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
PARKING AREA	NA	NA	1 CANOPY TREE/25 P.S. / 1 UNDERSTORY TREE/25 P.S. / 3 SHRUBS/25 P.S.

LOT 2:	BUFFER	WIDTH	DESCRIPTION
GREENWOOD BLVD	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
LAKE EMMA ROAD	TYPE B	35' WIDE	5 CANOPY TREES/100 LF / 7 UNDERSTORY TREES/100 LF / 25 SHRUBS/100 LF
WEST (ADJACENT TO LOT 1)	NA	0' WIDE	SHARED ACCESS DRIVE
NORTH (ADJACENT TO LOT 1)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
PARKING AREA	NA	NA	1 CANOPY TREE/25 P.S. / 1 UNDERSTORY TREE/25 P.S. / 3 SHRUBS/25 P.S.

PARKING DATA:

LOT 1:	REQUIRED	PROVIDED (PER PUD)	PROVIDED
LOT 1:	1 PER EMPLOYEE + 1 PER 3.0 GUEST CAPACITY	1 PER EMPLOYEE + 1 PER 3.5 GUEST CAPACITY	1 PER EMPLOYEE + 1 PER 3.38 GUEST CAPACITY
LOT 2:	125 + (1200/3.5) = 525 SPACES	125 + (1200/3.5) = 468 SPACES	461 SPACES (91x19')
			9 ADA SPACES (12x19')
			10 MOTORCYCLE PARKING (8'x10')
			TOTAL SPACES: 480 PARKING SPACES

PER SECTION 155 - APPENDIX B TO BE PROVIDED PER SECTION 155 - APPENDIX B

OPEN SPACE:

LOT 1:	REQUIRED	PROVIDED
LOT 1:	0.30 x 18.75 = 5.63 AC	6.95 AC (37.1%)
LOT 2:	0.30 x 3.72 = 1.12 AC	TO MEET MINIMUM REQUIREMENT

IMPERVIOUS COVERAGE:

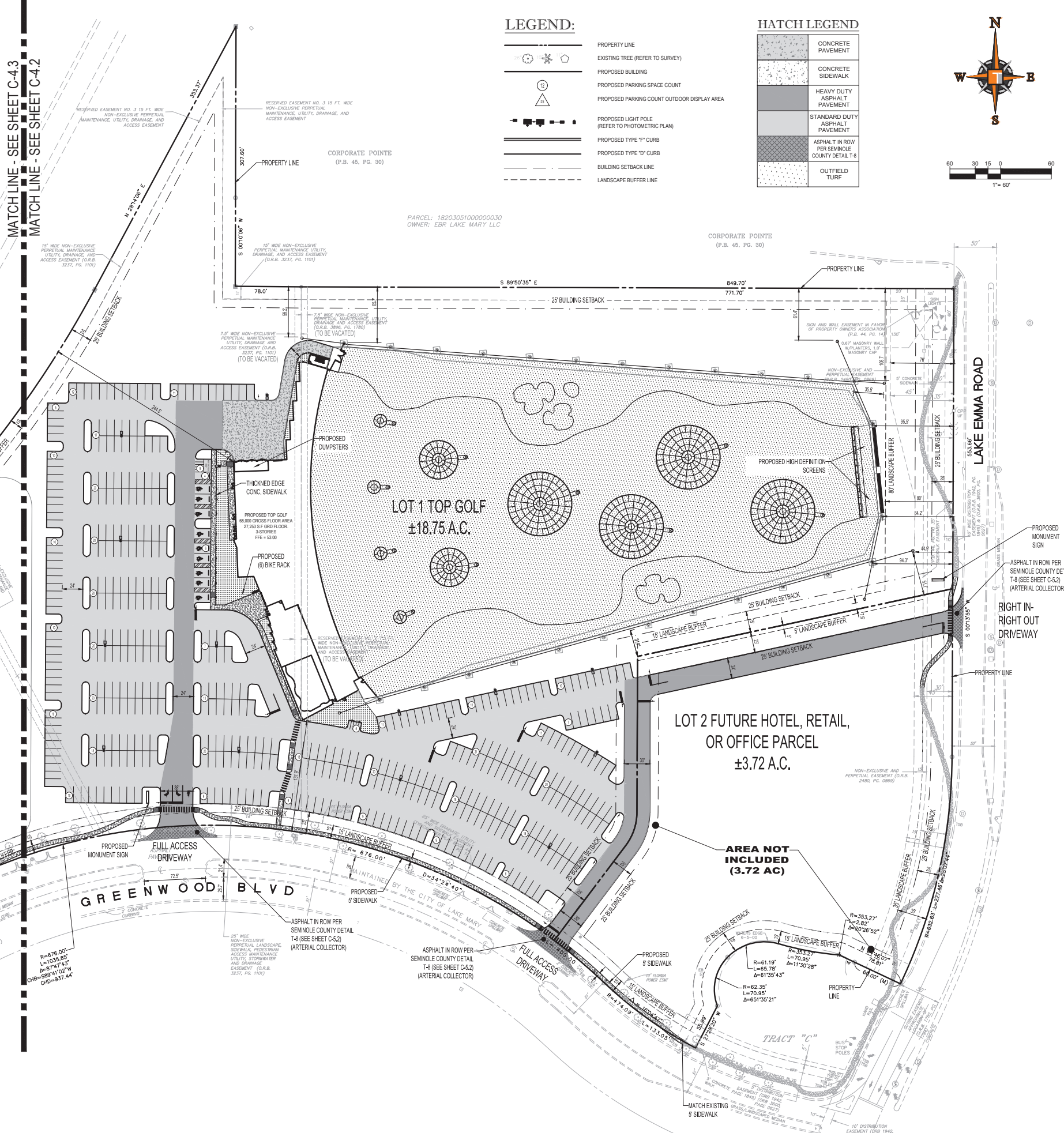
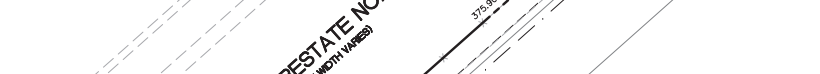
LOT 1:	MAX	PROVIDED
LOT 1:	0.70 x 18.75 = 13.12 AC	11.80 AC (62.9%)
LOT 2:	0.70 x 3.72 = 2.60 AC	NOT TO EXCEED MAXIMUM REQUIREMENT

LOT DEVELOPMENT INFORMATION:

AREAS IN ACRES:	LOT 1	LOT 2
AREA IN SQUARE FEET:	±18.75	±3.72
PERMITTED USES:	TOP GOLF FACILITY	C-2 PERMITTED USES EXCEPT AS EXPRESSLY PROHIBITED IN PUD DEVELOPMENT AGREEMENT; LOT 2 TRIP GENERATION NOT TO EXCEED 372 TOTAL PM PEAK HOUR TRIPS.

GROSS FLOOR AREA - SQ. FT.: 68,000 SF SEE DEVELOPERS AGREEMENT

MAXIMUM BUILDING HEIGHT: 52'-7" BUILDING / 5 STORIES HOTEL / OFFICE USES 100' / 10 STORIES
 170' NET POLES RETAIL USES 45' / 2 STORIES
 (ABOVE FINISH FLOOR) (ABOVE FINISH FLOOR)



LEGEND:

- PROPERTY LINE
- EXISTING TREE (REFER TO SURVEY)
- PROPOSED BUILDING
- PROPOSED PARKING SPACE COUNT
- PROPOSED PARKING COUNT OUTDOOR DISPLAY AREA
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- PROPOSED TYPE 'F' CURB
- PROPOSED TYPE 'D' CURB
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE

HATCH LEGEND

[Hatch Pattern]	CONCRETE PAVEMENT
[Hatch Pattern]	CONCRETE SIDEWALK
[Hatch Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Hatch Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Hatch Pattern]	ASPHALT IN ROW PER SEMINOLE COUNTY DETAIL T-8
[Hatch Pattern]	OUTFIELD TURF



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 OFFICES:
 4950 W. KENNEDY BLVD., SUITE 600 TAMPA, FLORIDA 33609
 1000 CORPORATE DR., SUITE 200 FT. LAUDERDALE, FLORIDA 33304

REVISIONS

REV	DATE	COMMENT	BY

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 www.call811.com

PERMIT SET
 PROJECT No.: FT180018
 DRAWN BY: HR
 CHECKED BY: EMM
 DATE: 10/09/2018
 SCALE: AS NOTED
 CAD ID: FT180018-C-4.0 SP

LAKE MARY TOPGOLF SITE ENGINEERING
 FOR **ARCO MURRAY**
TOPGOLF
 CITY OF LAKE MARY SEMINOLE COUNTY

THOMAS ENGINEERING GROUP
 4950 W. KENNEDY BLVD., SUITE 600 TAMPA, FLORIDA 33609
 Phone: (813) 379-4100
 Fax: (813) 379-4040
 www.ThomasEngineering.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD M. McDONALD, P.E. LIC NO. 71615 ON THE DATE/TIME STAMP SHOWN USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EDWARD M. McDONALD, P.E.
 October 10, 2018
 FLORIDA LICENSE No. 71615
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-4.1
 OF ---

MAP OF SURVEY

(TOPOGRAPHIC DETAIL)



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
 2012 E. Robinson Street, Orlando, Florida 32803
 www.AccurightSurveys.net
 ACCU@AccurightSurveys.net
 PHONE: (407) 894-6314

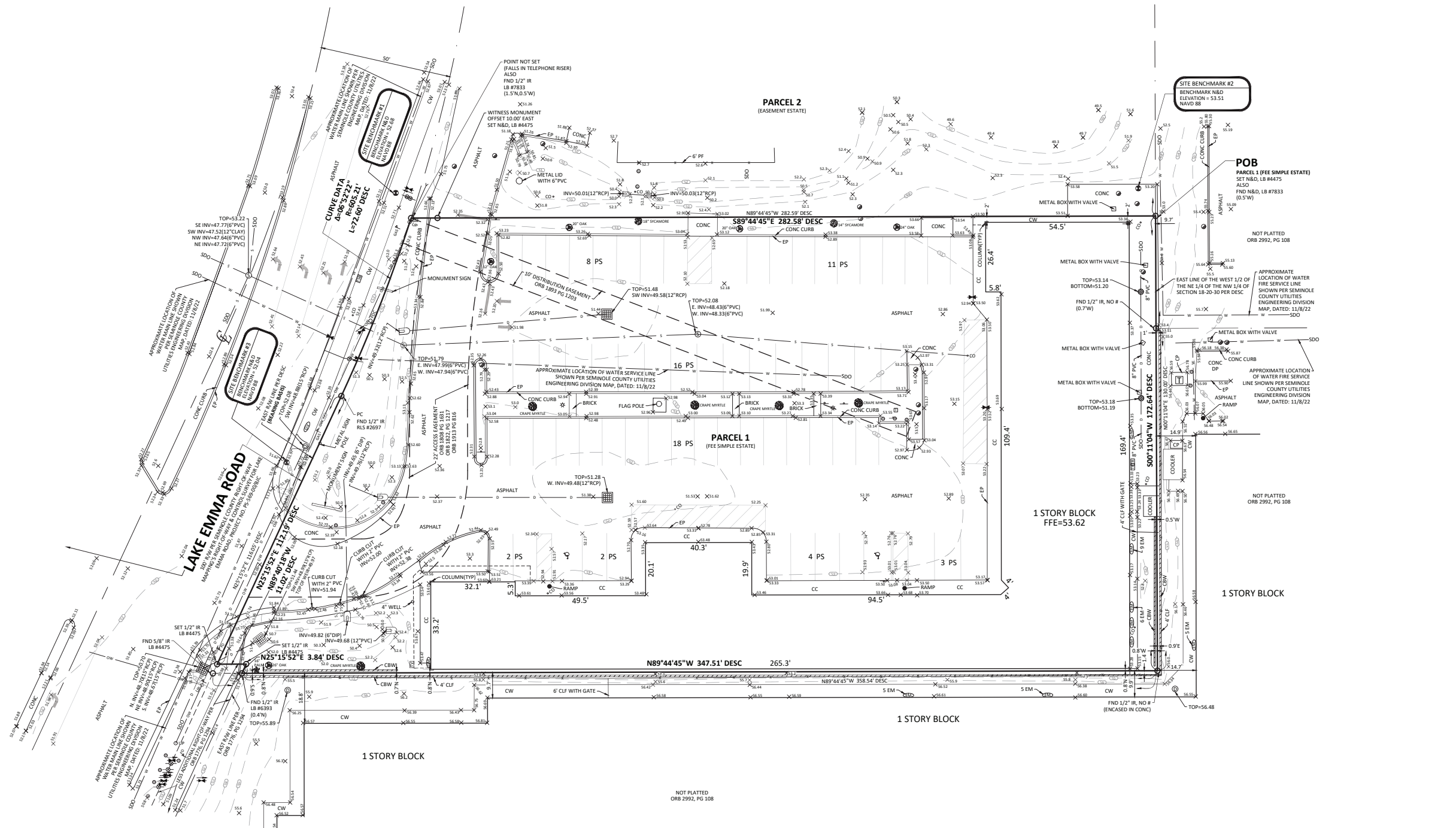
SCALE: 1" = 20' JOB #56458 SHEET 2 OF 2
 DRAWN BY: SNH

PREPARED FOR:
THE HUBER GROUP

SECTION: 18-20-30
 LOCATION:
 3895 LAKE EMMA ROAD
 LAKE MARY, FL 32746

LEGEND

- BB - BOTTOM OF BANK
- BF - BACK FLOW PREVENTER
- BM - BENCHMARK
- BL - BOLLARD
- BE - BURIED ELECTRIC
- BWF - BARBED WIRE FENCE
- CB - CABLE TV RISER
- CC - BURIED CABLE TV
- CA - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FUME
- CHW - CONCRETE HEAD WALL
- CLF - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- DBM - DEED/DESC & MEASURED
- DE - DRAINAGE EASEMENT
- DESC - DESCRIPTION
- DI - DOT INLET
- DOC - DOCUMENT #
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EN - EASEMENT NUMBER
- EM - ELECTRIC METER
- EL - ELECTRICAL BOX
- ELEV - ELEVATION
- EMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FC - FIRE DEPARTMENT CONNECTION
- FIRM - FLOOD INSURANCE RATE MAP
- FEE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FND - FOUND
- FM - FIBER OPTIC BOX
- FO - FIBER OPTIC LINE
- FL - GAS LINE
- GV - GAS VALVE
- GT - GREASE TRAP
- GW - GUY WIRE ANCHOR
- HDPE - HIGH DENSITY POLYETHYLENE
- INV - IRON PIPE
- IR - IRON ROD
- IRV - IRRIGATION VALVE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LSA - LANDSCAPE AREA
- LS - LICENSE SURVEYOR
- MEAS - MEASURED
- MF - METAL FENCE
- MS - METAL SHED
- MT - MITERED END SECTION
- MON - MONITORING WELL
- NAD - NORTH AMERICAN DATUM
- N&D - NAIL & DISC
- NOVD - NATIONAL GEODETIC VERTICAL DATUM
- NT - NON-TANGENT
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PS - PLAT BOOK
- PC - POINT OF CURVATURE
- PER - PER ENGINEERING PLANS
- PF - PLASTIC FENCE
- PG - PAGE
- PI - POINT OF INTERSECTION
- PBM - PLAT & MEASURED
- PGB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURVE RADII
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- S - SANITARY MANHOLE
- S - SANITARY LINE
- S - SHOWN FOR DIRECTION ONLY
- SF - SQUARE FEET
- SP - SPOT ELEVATION
- STB - STORM DRAIN LINE
- SV - SEWER VALVE
- STM - STORM MANHOLE
- UT - UNDERGROUND TELEPHONE
- TI - TYPICAL
- TE - TOP OF BANK
- TD - TRAFFIC DOLE
- TS - TRAFFIC SIGN
- TR - TRANSFORMER/JUNCTION BOX
- TP - TELEPHONE RISER
- UT - UTILITY POLE
- UM - UTILITY MARKER
- W - WATERS LINE
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER (FRESH)
- WMA - WATER METER (RECLAIMED)
- YD - YARD DRAIN



SURVEY DATE: 1/19/23

DATE	JOB #	REVISION	BY:
4/17/23	56458	ADDED LAND AREA	TWR

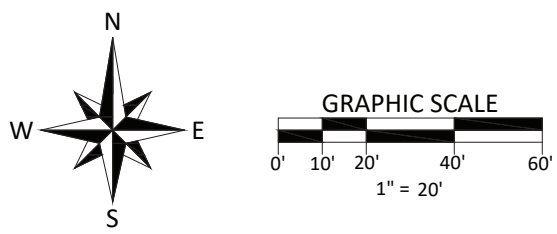
BOUNDARY AND TOPOGRAPHIC SURVEY

Digitally signed
 by Terrence W
 Rutter
 Date: 2023.04.17
 16:23:15 -04'00'

TERRENCE W. RUTTER, JR., PSM 7371
 "THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.



ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385

**SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION
AND BOARD OF COUNTY COMMISSIONERS**

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

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 - i. Utility Assessments
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SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT**

1. **OWNER/APPLICANT NAME:** Donald Huber, Director; Huber Group, LLC

2. **PROJECT NAME:** Lake Emma Self Storage

3. IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:

18-20-30-300-002E-0000

Note 1: If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

Note 2: If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. (See item #3 in the Standards of Review section of this document.)

Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the <u>north</u> of subject property(ies)	COM _____
FLU Designation to the <u>south</u> of subject property(ies)	COM _____
FLU Designation to the <u>east</u> of subject property(ies)	COM _____
FLU Designation to the <u>west</u> of subject property(ies)	COM _____

¹ Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

Begin narrative below and/or note attachments to reference:

The proposed project has commercial land uses directly adjacent to the north, east, south, and west. The project is anticipated to be compatible with, and even desired by, existing commercial properties in the relative proximity for the close and easy accessibility to climate controlled storage for short or long periods of time.

The Land Use Change is required due to a desired Floor Area Ratio higher than what is normally allowed in the existing COM Future Land Use. The Floor Area Ratio for this project is deceptive large because a multi-story storage facility is being proposed. The large majority of each floor area will consist of rented and locked storage units, which is therefore area not usable to the public at large, but is still included in the Floor Area Ratio calculation.

b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

Begin narrative below and/or note attachments to reference:

In addition to the existing commercial properties in the relative proximity of the project site, there are numerous apartment, townhouse, and single family developments within a single mile. In that distance there is only one other option for storage unit rental, with a small availability of climate control units. The proposed project would fulfill the desire of the local populace for climate controlled storage space in close proximity to their places of residence.

c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application	CHECK IF 'YES'
Policy FLU 2.4 - Neighborhood Commercial Uses	✓
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	✓
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	✓
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	✓
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments (<i>Paragraph A, sections 1-6</i>)	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment (<i>Paragraph A</i>)	✓
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	
Policy CON 7.3 - Future Land Use Designations	
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	✓
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	
<i>List here other Plan goals, objectives or policies felt to be applicable:</i> <i>(See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i>	
<div style="border: 1px solid black; height: 150px; width: 100%;"></div>	

5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf)

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
PRESERVE open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
PROVIDE a variety of transportation choices.	✓
FOSTER distinct, attractive, and safe places to live.	✓
ENCOURAGE a diverse, globally competitive economy.	✓
CREATE a range of obtainable housing opportunities and choices.	
BUILD communities with educational, health care, and cultural amenities.	✓

6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i>	CHECK IF 'YES'
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	✓
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	✓
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	✓
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	✓
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	✓
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	✓
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	
Policy 9.2 - Protect groundwater recharge areas.	✓
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	
<p><i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i></p> <div data-bbox="230 1402 1377 1839" style="border: 1px solid black; height: 200px; width: 100%;"></div>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. School Board Assessment

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. Transportation Assessment

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	✓
2. An amendment seeking to:	
<ul style="list-style-type: none"> • Change a future land use designation within the East Rural Area 	
<ul style="list-style-type: none"> • Change the Rural Charter Boundary 	
<ul style="list-style-type: none"> • Change the Urban/Rural Boundary 	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

SPECIAL AREAS STANDARDS OF REVIEW

NOTE:
*Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.*

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled "Definitions of Future Land Use Designations and Overlays".

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p style="text-align: center;"><i>Note here any attachments to reference:</i></p> <div style="border: 1px solid black; height: 150px; padding: 5px;"><p>The Master Development Plan.</p></div>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p>Demonstrate the need to amend the land use in the East Rural Area– <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>
<p>Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

Home Rule Charter Rural Boundary Map Amendment

If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.

Provided? Yes ____ No ____

Urban/Rural Boundary Map Amendment

If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.

Provided? Yes ____ No ____

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards																											
<p>Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i></p> <p style="text-align: center;">A/(B + C) = D</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; vertical-align: top;">A.</td> <td style="width: 55%;">Current total County employment*</td> <td style="width: 15%; text-align: center; vertical-align: middle;"> <table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table> </td> <td style="width: 15%; vertical-align: middle;">Divided by</td> </tr> <tr> <td>B.</td> <td>Total Housing Units*</td> <td style="text-align: center; vertical-align: middle;"> <table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table> </td> <td></td> </tr> <tr> <td>C.</td> <td>Number of new units under the proposed future land use change</td> <td style="text-align: center; vertical-align: middle;"> <table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table> </td> <td></td> </tr> <tr> <td>D.</td> <td>Total with amendment</td> <td style="text-align: center; vertical-align: middle;"> <table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table> </td> <td style="vertical-align: middle;">B + C</td> </tr> <tr> <td>E.</td> <td>Jobs-to-housing ratio</td> <td style="text-align: center; vertical-align: middle;"> <table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table> </td> <td></td> </tr> </table>			A.	Current total County employment*	<table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table>		Divided by	B.	Total Housing Units*	<table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table>			C.	Number of new units under the proposed future land use change	<table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table>			D.	Total with amendment	<table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table>		B + C	E.	Jobs-to-housing ratio	<table border="1" style="width: 100%; height: 20px;"> <tr><td style="width: 100%;"></td></tr> </table>		
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<p><i>*Source: Florida Bureau of Economic and Business Research,-most recent year available</i></p>																											

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: *Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.*

Demonstrate Consistency with the Following Standards	
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p>	<p>Yes ____ No ____</p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p>	<p>Yes ____ No ____</p>

The proposal must conform to the Seminole County Comprehensive Plan and to these requirements of Part II, Chapter 369, Florida Statutes:

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

1. Water quantity, water quality, and hydrology of the Wekiva River System;
2. Wetlands associated with the Wekiva River System;
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. [373.415](#).

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.

7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. [373.415](#), any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

5. Plan Amendments within The East Lake Sylvan Transition Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i>
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i>
The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i>

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards	
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>	
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>	
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>	

Demonstrate Consistency with the Following Standards

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

Begin narrative below and/or note attachments to reference:

NOTE: *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards

Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of *Policy FLU 1.3 Wetlands Protection* and *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.

The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:

- http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf
- <http://www.scpafl.org/>

NOTE: *If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.*

NOTE: *Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.*

Begin narrative below and/or note attachments to reference: