



Legislation Text

File #: 2024-0410, Version: 1

**Title:**

**Connection Point Commercial Center Rezone** - Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426; (CPCO Oviedo, LLC, Applicant) District1 - Dallari (**Annie Sillaway, Senior Planner**)

**Division:**

Development Services - Planning and Development

**Authorized By:**

Rebecca Hammock, Development Services Director

**Contact/Phone Number:**

Annie Sillaway/407-665-7936

**Background:**

The Applicant is requesting approval of a rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) to develop the subject property as a self-storage facility in compliance with the C-3 zoning district which permits general office, commercial and wholesale distribution, storage, and light manufacturing.

The subject property has an Industrial Future Land Use designation, which allows a maximum Floor Area Ratio (F.A.R.) of 0.65 and permits the requested C-3 zoning district.

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

East: Future Land Use: Industrial  
Zoning: A-1(Agriculture) and PD (Planned Development) known as the Big Boys Storage PD, permitting storage of boats and recreational vehicles with a maximum F.A.R. of 0.65.

West: Future Land Use: Industrial  
Zoning: C-3 (General Commercial & Wholesale)

North: Future Land Use: Industrial  
Zoning: PD (Planned Development) - known as the Alro Metals PD permitting office and warehouse uses, with a maximum F.A.R. 0.65.

South: Connection Point  
Future Land Use: Industrial  
Zoning: C-3 (General Commercial & Wholesale)

### Site Analysis

#### Floodplain Impacts:

Based on the FIRM map with an effective date of 2007, there does not appear to be floodplains on the subject property.

#### Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be approximately 1.46 acres of wetlands on the subject property. A topographic survey showing wetland and floodplain delineations will be required at Site Plan Approval. The Applicant will be required to provide a fifteen (15) foot minimum, twenty (25) foot overall average wetland buffer around the wetlands that are to remain on site.

#### Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to Site Plan Approval.

#### Utilities:

The site is located within Seminole County's utility service area and is required to connect to public utilities for water. A gravity sewer main is not readily available in the area; therefore, the site will utilize septic for onsite sewage. The site is not in the ten-year master plan for reclaim water. Water capacity is available to service the proposed development.

#### Transportation/Traffic:

The property proposes access onto Connection Point, which is classified as a local road. Connection Point does not have improvements programmed in the County's five

(5) year Capital Improvement Program.

Sidewalks:

The Developer will be required to construct a five (5) foot wide sidewalk along the property frontage.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin, and has limited downstream capacity; therefore, the site will have to be designed to hold the pre-vs-post volumetric difference for the twenty-five (25) year, twenty-four (24) hour storm event.

Buffers:

Buffer requirements will be determined at the time of Final Engineering Site Plan review.

Open Space:

The requested C-3 (General Commercial & Wholesale) zoning classification requires a minimum of twenty-five (25%) percent open space.

#### Consistency with the Land Development Code

The requested 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 the compatible with the surrounding trend of development in the area. The requested C-3 zoning district has been established along Connection Point, and the surrounding parcels to the north, south, east, and west have an Industrial Future Land Use permitting the requested C-3 zoning district.

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.

#### 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. 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 that 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 which consists of Industrial, Commercial, and Office Uses.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on February 8, 2024; details of the community meeting have been provided in the agenda package.

The Planning & Zoning Commission met on April 3, 2024, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance rezoning the subject property from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426. The Planning and Zoning minutes are attached for reference.

**Requested Action:**

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426.