

Legislation Text

File #: 2022-7440, **Version:** 1

Title:

Omega Vision Investments Rezone - Consider a Rezone from RP (Residential Professional) to RP (Residential Professional) for a medical office on approximately 0.33 acre, located on the north side of State Road 434, 0.1 mile west of E. Lake Brantley Drive; (Z2022-32) (Christopher Pearson, Applicant) District3 - Constantine (**Tyler Reed, Project Manager**)

Authorized By:

Rebecca Hammock

Division:

Development Services - Planning and Development

Contact/Phone Number:

Tyler Reed - 407-665-7398

Motion/Recommendation:

1. Adopt the Ordinance enacting a Rezone from RP (Residential Professional) to RP (Residential Professional) for 0.33 acre, located on the north side of State Road 434, 0.1 mile west of E. Lake Brantley Drive; or
2. Deny adoption of the proposed Ordinance enacting Rezone from RP (Residential Professional) to RP (Residential Professional) for 0.33 acre, located on the north side of State Road 434, 0.1 mile west of E. Lake Brantley Drive; or
3. Continue the request to a time and date certain.

Background:

The Applicant is requesting a rezone from RP (Residential Professional) to RP (Residential Professional), to develop the subject property as a medical office in one existing building with three separate office suites totaling 2,319 square feet. The existing building use is professional office. The current RP zoning for the subject property does not permit medical office use, therefore the rezoning is required to add medical office as a permitted use.

The subject property has an Office Future Land Use designation, which allows a

maximum intensity of 0.35 Floor Area Ratio. The intent of the Office Future Land Use designation is to provide appropriate locations for a variety of office uses. RP allows for the conversion of existing residential structures to low intensity (Residential Professional) office uses; this includes medical offices.

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

East:	Future Land Use: OFF (Office) Zoning: RP (Residential Professional)
West:	Future Land Use: OFF (Office) Zoning: RP (Residential Professional)
North:	Lake Rena Drive Future Land Use: LDR (Low Density Residential) Zoning: R-1AA (Single Family Dwelling)
South:	State Road 434 Future Land Use: City of Longwood Zoning: City of Longwood

The subject property falls within the Urban Centers and Corridors Overlay, Wekiva Study Area, and Urban Bear Management Area.

Site Analysis

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there appears to be no floodplains on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there are no endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

Utilities:

The site is located in the Seminole County utility service area and will not be required to connect to public utilities.

Transportation/Traffic:

The property proposes access onto State Road 434, which is classified as an Urban

Principal Arterial roadway. State Road 434 is currently operating at a level-of-service “A to C” and does not have improvements programmed in the FDO 5-year Work Program.

Sidewalks:

There is an existing sidewalk along State Road 434.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin. No additional impervious area is proposed as part of this project. If additional impervious area is proposed, then stormwater retention would be required.

Buffers and Open Space:

Buffers and Open Space are in compliance with the Seminole County Land Development Code.

Consistency with the Land Development Code

The proposed RP (Residential Professional) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 34.

The request is consistent with the Seminole County Land Development Code and the surrounding area. The proposed development supports the objectives of the RP zoning designation through sufficient buffering and a proposed use that is compatible with the surrounding commercial and residential zoning classifications.

Staff finds the requested RP zoning classification to be consistent with the Land Development Code and compatible with the trend of development in the area.

Consistency with the Comprehensive Plan

The purpose and intent of the Office Future Land Use is to identify locations for a variety of office uses and allows for the conversion of existing residential structures to low intensity (Residential Professional) office uses. This land use should be located along collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher intensity non-residential uses and high-, medium-, and low- density residential uses. The maximum intensity permitted in this designation is 0.35 floor area ratio.

The proposed RP zoning classification is compatible with the surrounding trend of development in the area and is consistent with both the allowable use and density provisions of the Office Future Land Use designation.

Staff finds the proposed RP zoning classification to be consistent with the Comprehensive Plan.

Planning & Zoning Commission Recommendation

The Planning & Zoning Commission met on December 7, 2022, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from RP (Residential Professional) to RP (Residential Professional) for approximately 0.33 acre, located on the north side of State Road 434, 0.1 mile west of E. Lake Brantley Drive.

Staff Recommendation:

Recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from RP (Residential Professional) to RP (Residential Professional) for approximately 0.33 acre, located on the north side of State Road 434, 0.1 mile west of E. Lake Brantley Drive.