



Legislation Text

File #: 2022-7444, Version: 1

Overland Road Small Scale Future Land Use Map Amendment and Rezone -

Consider a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail (U.S. 441) approximately 270 feet north of the Seminole/Orange County line. (Z2022-28/08.22SS.06) (Bryan Potts - Tannath Design, Applicant) District3 - Constantine (**Doug Robinson, Project Manager**)

Development Services

Planning & Development Division

Mary Moskowitz

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1. Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from Commercial to Industrial and adopt the Ordinance enacting a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) for approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail and approximately 270 feet north of the Seminole County line; or
2. Recommend the Board of County Commissioners deny the proposed Ordinance enacting a Small-Scale Future Land Use Map Amendment from Commercial to Industrial and adopt the Ordinance enacting a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) for approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail and approximately 270 feet north of the Seminole County line; or
3. Continue the request to a time and date certain.

The Applicant is requesting a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) to develop the subject property as a semi-trailer truck storage lot.

The requested Industrial Future Land Use designation allows a maximum floor area ratio (FAR) of 0.65.

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

East: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

West: Future Land Use: Orange County - Industrial
Zoning: Orange County, I-1/I-5 Industrial

North: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

South: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

Site Analysis

Tree Preservation:

Per Sec. 60.4 of the Land Development Code of Seminole County (LDCSC) a complete tree survey will be required at the time of Final Engineering.

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 a review of aerial photographs and wetland geographic information system data, there appear to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there appear to be no endangered and threatened wildlife on the subject property. In the event of discovering contrary evidence, a listed species survey will be required prior to the approval of Final Engineering.

The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).

Utilities:

The site is located within Seminole County's utility service area; however, Seminole County serves the area through an agreement with Orange County. The applicant is proposing a semi-trailer truck storage lot with no water or sewer on site. The applicant will be required to connect to water and sewer services if the proposed use changes. Seminole County is in the process of updating its agreement with Orange County. Once the agreement update is completed, water or sanitary sewer capacity would be available to serve the proposed development.

Transportation/Traffic/Transit:

The property proposes access onto Overland Road, which is a County maintained road and is classified as a local road.

Bus stops for LYNX Link 441, are located within 1,000 feet of the subject property, along Orange Blossom Trail (U.S. 441).

Sidewalks:

There are no existing sidewalks along Overland Road.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin and appears to have a constrained outfall with limited downstream capacity. The site may be required to hold additional retention at Final Engineering, unless the system model and design are shown to be sufficient with no adverse effects to downstream conveyance. The site is also in a high recharge area and will have to meet design requirements for high recharge areas during Final Engineering.

Open Space:

Open space will be determined during Site Plan review. Open space may require landscaped areas and buffers including parking lot landscaping in accordance with SCLDC Sec. 30. 1292.

Buffers:

Landscape buffer requirements will be determined during final site plan review.

Public School Capacity Determination:

The proposed use is commercial and will not impact school capacity.

Community Meeting:

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on December 8, 2022. The applicant was granted permission to conduct the meeting online virtually due to a lack of locations to meet in the vicinity of the proposed project. No participants attended the online virtual meeting.

Consistency with the Land Development Code

Per Sec. 30.241 of the Land Development Code of Seminole County (LDCSC), the requested C-3 zoning classification 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. The district is situated so that such lands have convenient access to major thoroughfares and railroads.

The subject site is surrounded by commercial and industrial uses and will have direct access onto Overland Road, which is classified as a local road.

The C-3 zoning district permits wholesale distribution, storage, and light manufacturing. The subject zoning classification requires minimum setbacks of twenty-five (25) feet for front and side-street yards, zero (0) feet for side yards, and ten (10) feet for the rear setback.

Consistency with the Comprehensive Plan

The purpose and intent of this 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 a 0.65 floor area ratio (FAR).

The proposed semi-trailer truck storage lot use is consistent with the Industrial Future Land Use designation.

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail and approximately 270 feet north of the Seminole County line.