

## Legislation Text

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**File #:** 2023-388, **Version:** 1

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**Title:**

**Atlantic Drive Small Scale Future Land Use Map Amendment and PD Rezone -**

Consider a Small Scale Future Land Use Map Amendment from Industrial to Planned Development and a Rezone from M-1 (Industrial) to PD (Planned Development) for a proposed self-storage development on approximately 1.42 acres, located on the southwest corner of Atlantic Drive and U.S. Hwy 17-92; (Z2022-27/08.22SS.05) (Gary Cardamone, Applicant) District4 - Lockhart (**Annie Sillaway, Project Manager**).

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Rebecca Hammock

**Contact/Phone Number:**

Annie Sillaway 407-665-7936

**Motion/Recommendation:**

1. Adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Industrial to Planned Development and adopt the Ordinance enacting a Rezone from M-1(Industrial) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for approximately 1.42 acres, located on the located on the southwest corner of Atlantic Drive and South U.S. Hwy 17-92; or
2. Deny adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Industrial to Planned Development and deny the Ordinance enacting a Rezone from M-1 (Industrial) to PD (Planned Development), and deny the associated Development Order and Master Development Plan for approximately 1.42 acres, located on the located on the southwest corner of Atlantic Drive and South U.S. Hwy 17-92; or

3. Continue the request to a time and date certain.

**Background:**

The Applicant is requesting a Small Scale Future Land Use Map Amendment from Industrial to Planned Development and a Rezone from M-1 (Industrial) to Planned Development (PD) in order to develop the subject property as a self-storage facility with a maximum Floor Area Ratio (F.A.R.) of 1.45, a gross floor area of 89,481 square feet, and three (3) stories with a building height of forty (40) feet for the main building, and forty-five (45) feet to the highest point of the parapet wall.

The subject property consists of one (1) parcel on 1.42 acres where the “Little 500 Go Cart Track” previously operated. There is an existing billboard on the southeast corner of the site, which will remain, and the proposed building will be built to maintain clear visibility of the existing billboard based on the Master Development Plan.

The subject property’s current Industrial Future Land Use designation reflects the trend of development at the time the Future Land Use Map was originally adopted in 1977. The intent of the Industrial Future Land Use designation is to provide appropriate locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses.

In more recent years, other policy concepts have been added to the Comprehensive Plan that may have implications on the subject property. The Mixed-Use Development Future Land Use designation, that was adopted in 2008, and the Oxford Place Overlay, that was adopted in 2018, have been applied to nearby properties along U.S. Hwy 17-92. Both classifications, were intended to encourage mixed use, pedestrian-oriented development along the U.S. Hwy 17-92 Corridor. In addition, the subject property lies within the Urban Centers and Corridors Overlay, adopted in 2016 to support the Central Florida Regional Growth Vision (How Shall We Grow?), with the intended purposes of encouraging walkable development patterns and providing for affordable housing (See Policy FLU 5.17). However, alternate uses based on a wider view of the U.S. Hwy 17-92 Corridor, may also be considered where such uses are in keeping with recently adopted policies addressing mixed use and pedestrian-oriented development.

Although the subject property is located with the Centers and Corridors Overlay, staff finds that the proposed amendment is in keeping with the trend of development in the area and compatible with surrounding land uses. In addition, due to the size limitations of the subject property, the proposed use may be more appropriate than a mixed-use development.

A mixed-use development on the subject site is likely not feasible due to the size of the

site. In addition, a mixed-use development with retail and multi-family would require more off-street parking than the proposed self-storage use.

The property's small acreage presents a few challenges regarding Land Development Code requirements related to landscape buffers, setbacks, and floor area ratio. Due to limitations on the site, the Applicant has agreed to the following site condition designs to mitigate any impacts to the surrounding uses and properties:

- Outdoor Storage will be prohibited.
- The building will include architectural trim design on portions of the parapet as shown on the architectural renderings submitted by the applicant and will be placed in the Development Order as Exhibit "C".
- Landscape hedges will shield the air conditioning units from the public right-of-way.
- Eight (8) out of the ten (10) parking spaces on site will utilize permeable paving surfaces.
- Extra landscaping will be provided in the pond area outside of the twenty-five (25) foot landscape buffer, along the eastern portion of the site.
- Entrance Bay doors to access the storage units will not be visible from State Road 17-92 and will only be facing Atlantic Drive.
- Electric Vehicle Car Charging Stations will be provided for two (2) parking spaces for the site on pervious pavement.

The Applicant is varying from the off-street parking requirements under Sec. 30.1221(4) of the Land Development Code for Manufacturing Concerns and Warehouses which requires one (1) space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift. The Applicant has provided a parking justification study showing that the parking calculation of one (1) space for each ten thousand (10,000) square feet of building plus one (1) space for each two (2) employees on the largest shift is adequate parking for the self-storage use.

The Applicant has providing justification demonstrating that the use is a low traffic generator based on the Institute of Transportation Engineers (ITE) Code 151 for "mini-warehouses". Per the ITE Code 151 for "mini-warehouse", the use during Peak Hour in the A.M. and P.M. is estimated at a maximum of eight (8) vehicles entering the site and eight (8) vehicles exiting the site.

The Applicant proposes ten (10) parking spaces for the 89,481 square foot building. The Applicant provided two (2) examples of similar self-storage projects in neighboring jurisdictions. The first is at 1600 Sun Life Path, in Orange County, with 90,625 square feet facility of self-storage. The parking requirements in Orange County require six (6) parking spaces, and seven (7) spaces were provided. Another location is in the City of Orlando at 3820 South Orange Avenue with a 99,123 square feet facility. The required parking is

three (3) spaces and six (6) spaces were provided for the site.

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

East: U.S. Hwy 17-92  
Future Land Use: Mixed Development and Commercial  
Zoning: C-2 (Commercial)

West: Future Land Use: Industrial  
Zoning: M-1 (Industrial)

North: Atlantic Drive  
Future Land Use: Industrial  
Zoning: M-1 (Industrial)

South: Future Land Use: Industrial  
Zoning: M-1 (Industrial)

### 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. If applicable, a topographic survey showing wetland and floodplain delineations will be required at Final Development Plan.

#### 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 or Final Engineering approval.

#### Community Meeting:

A community meeting was held October 10, 2022, and there were no attendees for the meeting.

#### Utilities:

The site is in the City of Altamonte Spring's water service area, but it is located outside of the City of Altamonte Spring's sanitary sewer service area, and by default is within the County's sanitary sewer service area. The County owns an eight (8) inch diameter water

main and a four (4) inch diameter sanitary sewer force main on the west side of U.S. Hwy 17-92, that can serve the proposed site with both water and sewer. Therefore, County utilities are the best option to provide both services. Water and sewer capacity are available from the County to serve the proposed development. The City of Altamonte Springs has no objection to the County providing unified service to the site and has provided a letter to the Applicant to that effect.

There is an existing City owned six (6) inch water main located in a public utility easement that runs through the property. The utility easement and water main will be relocated to the west side of the subject property at the time of Final Engineering. The City of Altamonte Springs has agreed to the relocation of the water main.

The subject property is not within the County's ten-year (10) Master Plan for reclaimed water.

#### Transportation/Traffic:

The property proposes access onto Atlantic Drive, which is classified as a local roadway. Atlantic Drive does not have improvements programmed in the County five (5) year Capital Improvement Program.

#### Sidewalks:

There is no existing sidewalk along Atlantic Drive. The developer will be required to build a five (5) foot sidewalk along Atlantic Drive.

#### Drainage:

The proposed project is located within the Howell Creek Drainage Basin and may have limited downstream capacity; therefore, the site will have to be designed to hold water quality and show positive legal outfall to a viable outfall at Final Engineering. The proposed site appears to outfall to the FDOT (Florida Department of Transportation), which would require a drainage connection permit at the time of Final Engineering. The site will most likely have to hold the entire twenty-five (25) year, twenty-four (24) hour storm event onsite without discharge.

#### Buffers:

The Applicant proposes a reduction in the buffer width from twenty-five (25) feet to twelve (12) feet with a five (5) foot high metal fence. Along the north property line, the opacity will increase from 0.5 to a 0.7 opacity consisting of 3.65 plant units with a five (5) foot tall metal fence. The eastern buffer, adjacent to U.S. Hwy 17-92, will be twenty-five (25) feet

wide, include a five (5) foot tall metal fence, and have a 0.5 opacity and 2.70 plant units (per 100 linear feet). A buffer along the southern and western portions of the site is not required. Buffer components will be established at the time of Final Development Plan.

There will be mechanical units along the southern portion of the building, the Applicant will be providing landscape hedges to screen the view of the A/C units from public right-of-way, in compliance with Land Development Code of Seminole County (LDCSC) Sec. 30.1294 (a)(1) that requires shielding.

#### Open Space:

Twenty-five (25) percent common usable open space will be provided on the subject property. Landscape buffers can be counted toward the open space requirement. The Applicant will be providing amenities around the sodded dry pond, which will consist of a picnic table, a gazebo, or other features acceptable to Seminole County.

#### Consistency with the Land Development Code

The proposed Planned Development (PD) Zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 25.

The proposed project supports the objectives of the Planned Development (PD) Zoning designation in that it provides the required minimum of twenty-five (25) percent open space and provides adequate buffering to maintain compatibility between the nearest rights-of-way to the north and east of the site.

Staff finds the requested Planned Development Zoning classification to be compatible with the trend of development in the area.

#### 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.

The proposed Planned Development Zoning classification is compatible with the general trend toward higher development intensities and upgraded visual appearances in the U.S. Hwy 17-92 Corridor. The proposed building is in keeping with the high-intensity commercial activities. Just south of the subject site, the Morning Star Self Storage project was approved by the Board of County Commissioners on January 8, 2019. The site and

the proposed Planned Development will generate minimal demand for roadway and utility capacity. The proposed Master Development Plan provides adequate buffering along the adjacent street frontages to the north and east, and foundation landscaping along the south portion to shield from adjacent properties.

#### Planning and Zoning Commission

The Planning and Zoning Commission met on April 5, 2023, and voted unanimously to recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Industrial to Planned Development and adopt the Ordinance enacting a Rezone from M-1(Industrial) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for approximately 1.42 acres, located on the southwest corner of Atlantic Drive and U.S. Hwy 17-92.

#### **Staff Recommendation:**

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Industrial to Planned Development and adopt the Ordinance enacting a Rezone from M-1(Industrial) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for approximately 1.42 acres, located on the southwest corner of Atlantic Drive and U.S. Hwy 17-92.