

Sanford Avenue Small Scale Land Use Amendment Staff Analysis		
APPLICANT	Penny Seater / Habitat for Humanity of Seminole County and Greater Apopka, Inc.	
PROPERTY OWNER(S)	Habitat for Humanity of Seminole County and Greater Apopka, Inc.	
REQUEST	Small Scale Future Land Use Amend.	
PROPERTY SIZE	0.37 acre	
PROPERTY LOCATION	Sanford Ave.	
PROPERTY TAX ID	07-21-30-507-0000-0070	
AMENDMENT NUMBER	09.23SS.02	
COMMISSION DISTRICT	4- Lockhart	
HEARING DATE(S)	LPA: February 7, 2024	BCC: February 27, 2024
EXISTING USE OF SUBJECT PROPERTY	Vacant	
EXISTING ZONING OF SUBJECT PROPERTY	R-1	
	EXISTING USE	FUTURE LAND USE DESIGNATION
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Vacant	MDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Vacant	MDR/PUBC
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Vacant	MDR
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Light Manufacturing, Sanford Ave. (ROW)	City of Altamonte Springs

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.**

Staff Findings

The land use of the subject property will not have an impact on the character of the surrounding properties since it is a small vacant parcel that is located in close proximity to similar uses and lot sizes to the north.

B. Whether public facilities and services can 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.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: Residential 350 gal/unit/day* Provider: Altamonte Springs	700 gal/day
Sanitary Sewer Facilities LOS: Residential 300 gal/unit/day* Provider: Septic N/A	0 gal/day
Solid Waste LOS: Seminole County Landfill LOS: 4.3 lbs./capita/day Seminole County Transfer Station LOS: 4.0 lbs./capita/day	1.56 tons/year 0.004 tons/day
Florida Inventory of School Houses (FISH) as of 2021 Elementary: 37 Middle: 12 Senior High: 9	Minimal

Staff Findings

The site lies within the utility service area of the City of Altamonte Springs, which has provided documentation of available capacity to serve the project. Regarding traffic volumes, the proposed single-family use would have a minimal impact on area roadways. School impacts will be minimal as well according to the FISH report.

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

The site is located within the East Altamonte Community Development Block Grant (CDBG) Target Area. See Policy FLU 4.3 of the Seminole County Comprehensive Plan for more information.

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 of Medium Density Residential from Public can be a compatible transitional use with sensitive site design.

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 adjoining development.

F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:

1. A range of obtainable housing opportunities and choices, including affordable or workforce housing;
2. Economic development (enabling higher paying jobs);
3. Reduction in transportation impacts on areawide roads;
4. Mass transit and a variety of transportation choices; and
5. 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

The project is providing affordable housing, furthering the public interest in obtainable housing opportunities.

In addition, the proposal would 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 3.18	Development in the 100-year floodplain should be discouraged.	All new construction will occur above the 100-year flood elevation.
Economic Development 4.2	Discourage new development from locating in flood prone and hurricane surge areas to prevent adverse economic impacts.	
Economic Development 4.18	Support efforts that integrate mixed-income housing into existing, expanding, and emerging job centers.	The subject property is near industrial land uses in the City of Altamonte Springs.
Water 9.2.4	Encourage the use of sanitary sewer systems or performance based septic systems in areas identified as high vulnerability in Florida Aquifer Vulnerability Assessment data	The subject property will be required to install enhanced septic systems.