

### NARRATIVE – Longwood Lake Mary Center

The parcel (29-20-30-521-0000-0020) is zoned PD per Seminole County Development Order 4-20500006 dated 2-8-2005. The current PD zoning does not allow an outside storage area.

The project consists of creating a small fenced outside storage area on an existing pavement area at the rear one-story building.

- i. The proposed project addresses the goals of the Comprehensive Plan by rezoning the PD zoning to allow outside storage and allowing the new development plan to be implemented.
- ii. The proposed outside storage area project cannot be achieved under the current PD zoning. We need a development plan and PD rezoning with outside storage for the approval to proceed.
- iii. The proposed project will provide a renovated rear building with a fenced outside storage area.
- iv. The County will benefit from a centrally located electrical supply business centralized in the County. This will cut down on traffic trips and deliveries.

### GREATER BENEFIT AND INNOVATION CRITERIA

- (1) Natural Resource Preservation: The project will preserve all existing trees and maintain all trees and landscaping on the site. Several open green areas are provided. Also, three canopy trees will be added to the fenced storage area to provide an additional landscape buffer. The additional trees will exceed the required tree requirement for the site.
- (2) Transit-oriented Development: The owner will install bicycle racks to accommodate five bicycles. The bicycle racks will exceed the minimum required bicycle racks for the project. Currently there are no bicycle racks located on site.
- (3) Neighborhood/Community Amenities: Electrical Contractors and Customers will have a centralized facility to obtain supplies.
- (4) Reduction in vehicle miles traveled by the business patrons. Electrical Contractors and Customers can access supplies at a centrally located site and cut miles travelled.