

**SEMINOLE COUNTY
LOCAL PLANNING AGENCY/
PLANNING AND ZONING
COMMISSION COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
BOARD CHAMBERS, ROOM
1028
MINUTES**

**WEDNESDAY, APRIL 5, 2023
6:00 PM**

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 facility on approximately 1.42 acres, located on the southwest corner of Atlantic Drive and South US Hwy 17-92; (Z2022-27/08.22SS.05) (Gary Cardamone, Applicant) District4 - Lockhart (**Annie Sillaway, Project Manager**).

Annie Sillaway, Senior Planner, presented this item as stated in the Staff Report. She further stated the Applicant was requesting a Small Scale Future Land Use Map Amendment and Rezone in order to develop the subject property as a self-storage facility with a maximum Floor Area Ratio (FAR) of 1.45, a gross floor area of 89,481 square feet, and a maximum height of forty-five (45) feet. The subject property consists of one (1) parcel where the “Little 500 Go Kart 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 that is shown 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 that 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 US Hwy 17-92. Both classifications, were intended to encourage Mixed-Use, Pedestrian-Oriented development along the US 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, Mixed-Use Development on the subject site is 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 use of self-storage. Although, the subject property is located within 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. The property's small size acreage presents a few challenges regarding Land Development Code requirements related to landscape buffers, setbacks, and Floor Area Ratio. The Applicant has agreed to the following site condition designs in order to mitigate any impacts to surrounding uses and properties:

- Outdoor Storage will be prohibited and is a condition in the Development Order.
- 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.
- Additional landscaping will be provided in the pond area outside of the twenty-five (25) foot landscape buffer, along the east portion of the site.
- Entrance bay doors to access the storage units will not be visible from US Hwy 17-92 and will only be facing Atlantic Drive.
- Electric vehicle 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) - Manufacturing Concerns and Warehouses for one (1) space for each 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 justified based on the ITE Code 151 for "mini-warehouses" that the use would generate a low traffic impact. Per the ITE Code 151 for "mini-warehouse", the use during Peak Hours 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 for this proposed site is providing ten (10) parking spaces for the 89,481 square foot building.

The site is located in the City of Altamonte Spring's water service area but 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; 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 proposed site appears to outfall to 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. The Applicant is proposing buffers along the north and east boundaries of the site. The Applicant proposes a reduction in the buffer width along the north from twenty-five (25) feet to a twelve (12) foot buffer with a five (5) foot high metal fence. The east buffer is twenty-five (25) feet wide facing US Hwy 17-92.

A community meeting was held and no one from the public attended. The proposed project supports the objectives of the Planned Development (PD) Zoning designation, 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 recommends 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 1.42 acres, located on the southwest corner of Atlantic Drive and US Hwy 17-92.

Sam Sebaali with Florida Engineering Group spoke on behalf of the Applicant and agreed with Staff as presented.

No one from the audience spoke in favor of or opposition to the request.

A motion was made by Commissioner T. Smith, seconded by Commissioner S. Smith 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 1.42 acres, located on the southwest corner of Atlantic Drive and US Hwy 17-92.

Ayes: (6) Chairman Lawhun, Vice Chairman Lopez, Commissioner Jerman, Commissioner Lorenz, Commissioner S. Smith and Commissioner T. Smith

Absent: (1) Commissioner Grundorf