

Summary Information

Atlantic Drive Self Storage Small Scale Land Use Amendment		
APPLICANT	Gary Cardamone	
PROPERTY OWNER(S)	Ronald E. Kline Trust	
REQUEST	Small Scale Land Use Amendment from IND (Industrial) to PD (Planned Development)	
PROPERTY SIZE	1.41 acres	
PROPERTY LOCATION	Southwest Corner of Atlantic Drive and US 17-92	
PROPERTY TAX ID	19-21-30-514-0B00-0080	
AMENDMENT NUMBER	08.22SS.05	
COMMISSION DISTRICT	4-Lockhart	
HEARING DATE(S)	LPA: April 5, 2023	BCC: May 9, 2023
EXISTING USE OF SUBJECT PROPERTY	Go-Kart Track (closed)	
EXISTING ZONING OF SUBJECT PROPERTY	M-1	
	EXISTING USE	FUTURE LAND USE DESIGNATION
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Light industrial and Auto Sales	IND (Industrial)
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Commercial	MXD (Mixed Development)
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Auto repair	IND (Industrial)
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Warehouse	IND (Industrial)

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 subject property, located on south U.S. 17-92 in the Fern Park area, is surrounded by light industrial and other non-retail commercial uses, including warehousing and auto repair. Future Land Use currently designated on the property is Industrial (IND), which permits self-storage and general industrial uses up to a maximum floor area ratio (F.A.R.) of 0.65. Subject to this limitation, the proposed use is consistent with existing entitlements. However, the applicant's proposal for a self-storage facility of approximately 93,000 square feet on 1.42 acres represents an F.A.R. of 1.52, resulting in the need for a FLU amendment to accommodate a more intensive use.

Considered as a separate issue, an increase in density/intensity invites consideration of appropriate alternative use(s) of the site. The current IND designation reflects trends of development that existed at the time the Future Land Use Map was originally adopted. In more recent years, other policy concepts have been added to the Comprehensive Plan that may have implications for the subject property. The MXD Future Land Use designation and the Oxford Place Overlay, adopted in 2008 and 2018 respectively, have been applied to nearby properties along U.S. 17-92. Both of these classifications were intended to encourage mixed use, pedestrian-oriented development along the 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 purposes of encouraging walkable development patterns and the provision of affordable housing (See Policy FLU 5.17). The Overlay also was intended to facilitate compact land use patterns that enable the County to implement its multimodal mobility strategy for the urban area.

Staff finds that the proposed amendment is in keeping with existing land uses on surrounding properties. Alternate uses, based on a wider view of the U.S. 17-92 Corridor, may also be considered where such uses are in keeping with recently adopted policies addressing mixed use and pedestrian-oriented development.

- 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.**

Maximum development potential for the proposed PD is 93,129 square feet of

nonresidential floor area. 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: Non-Residential 0.1 gal / s.f. / day Provider: City of Altamonte Springs	9,313 gal/day
Sanitary Sewer Facilities LOS: Non-Residential 0.1 gal / s.f. / day Provider: Seminole County	9,313 gal/day
Transportation Impacts	The area roadways currently operate at a satisfactory level of service and the proposed FLU amendment is expected to have a nominal effect on traffic in the vicinity.

Staff Findings

The site lies within the water service area of the City of Altamonte Springs, which has provided documentation of available capacity to serve the project. Regarding traffic volumes, the proposed self-storage use would have a minimal impact on area roadways.

- 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, and do not represent conflicts with the submitted master development plan for the PD.

- 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 subject property is located within the Urban Centers and Corridors Overlay, encouraging infill development and redevelopment within major transportation corridors. The purpose of the Overlay (Policy FLU 5.17) is to encourage a compact, walkable development pattern that provides for a balance of jobs and housing in locations that can benefit from multiple modes of transportation such as bus and commuter rail service.

Development in the Overlay may include commercial, office, residential, and/or

institutional uses, preferably in an interconnected pattern that places needs and opportunities (i.e. jobs and housing) in close proximity to one another, taking maximum advantage of mass transit, and providing pedestrian or bike trails for personal transportation.

If approved, the proposed project would be developed under the PD future land use designation, and would not address development criteria established for the Overlay.

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 land use amendment does not directly relate to the referenced FLU Exhibit, but instead proposes a PD Master Development Plan specifically permitting a self-storage facility in place of a previous commercial use on the site. While the plan shows a three (3) story building and relatively small setbacks from property lines, the proposed intensity of this project is potentially consistent with County policies that support compact development and high levels of economic activity along U.S. 17-92.

Development on adjoining properties to the north, south, and west is heavy commercial and light industrial in nature, with no residential use in the vicinity. Compatibility with surrounding development will be adequately addressed through the PD rezone.

Approval documents specific to the PD, as well as general provisions of the Land Development Code, will include site design criteria, such as buffering and landscaping, and architectural design standards, to ensure compatibility. These standards will be implemented through the Master Development Plan and subsequent Final Development Plan.

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 proposal would be limited to self-storage use, which would not provide housing opportunities. However, it would facilitate economic development in the area by providing a needed commercial service in a high-activity location.