

<b>Summary Information</b> <b>(Santa Ana RV Storage) Small Scale Future Land Use Amendment</b>		
APPLICANT	Philip Ramser, Jr.	
PROPERTY OWNER(S)	Philip Ramser, Jr.	
REQUEST	Amend the Future Land Use designation from Low Density Residential (LDR) to Industrial (IND)	
PROPERTY SIZE	.96 Acre	
PROPERTY LOCATION	North side of Hillview Drive, west of Matthews Rd.	
PROPERTY TAX ID	22-21-29-300-0170-0000	
AMENDMENT NUMBER	08.23SS.02	
COMMISSION DISTRICT	3- Constantine	
NEIGHBORHOOD MEETING DATE(S)	The Planning & Development Division Manager has waived the requirement of a Community Meeting due to the fact that the site is surrounded on all sides by an existing RV outdoor storage facility; therefore, surrounding residents will not be affected by the proposed development expansion.	
HEARING DATE(S)	P& Z March 6, 2024	BCC: March 26, 2024
EXISTING USE OF SUBJECT PROPERTY	Vacant	
EXISTING ZONING OF SUBJECT PROPERTY	A-1	
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	EXISTING USE	FUTURE LAND USE DESIGNATION
	RV Storage Zoning: C-3 (General Commercial & Wholesale).	Industrial
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	RV Storage Zoning: C-3 (General Commercial & Wholesale); formally Known as the Adult Toy Storage development.	Industrial
EXISTING USE AND FUTURE LAND USE DESIGNATION OF	RV Storage Zoning: PD (Planned Development) known as the	Planned Development

PROPERTY TO THE WEST	Hillview North PD allowing those permitted uses under the C-3 (General Commercial & Wholesale) and M-1A (Very Light Industrial) permitted uses as well as outdoor storage.	
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	RV Storage Zoning: PD (Planned Development) known as the Hillview North PD allowing those permitted uses under the C-3 (General Commercial & Wholesale) and M-1A (Very Light Industrial) permitted uses as well as outdoor storage.	Planned Development

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

**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 the following along with Staff’s findings of each criteria:

- 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 surrounded by RV Storage.

- 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.

**C. Whether public facilities and services will be able to 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. Information in the “Potential Impact” section of the table was provided by the applicant.

<b>Facility or Service Level of Service (LOS) And Provider</b>	<b>Potential Impact</b>
Potable Water Facilities LOS: Residential 350 gal/unit/day* Provider: N/A	0 gal/day
Sanitary Sewer Facilities LOS: Residential 300 gal/unit/day* Provider: 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	0 tons/year 0 tons/day
Florida Inventory of School Houses (FISH) as of 2021 Elementary: 37 Middle: 12 Senior High: 9	None

**Staff Findings**

**D. 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**

Based on the 2007 FIRM map, there does not appear to be any flood prone area on the subject property.

Based on preliminary aerial photo and County wetland map analysis, there does not appear to be any wetlands on the subject property.

#### **E. 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 in the Wekiva Study Area and adheres to the associated provisions.

#### **F. 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**

Staff finds the requested Future Land Use designation to be consistent with the Comprehensive plan and compatible with the trend of development in the area.

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

1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to PD Future Land Use);
2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);
3. A range of obtainable housing opportunities and choices, including affordable or workforce housing.
4. Economic development (enabling higher paying jobs);
5. Reduction in transportation impacts on areawide roads.
6. Mass transit and a variety of transportation choices; and
7. 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 subject property is surrounded by the existing RV Storage so it will not have a direct impact to public interest, however, it will allow the existing use to utilize a vacant parcel in the middle of their property which may prevent the need to expand into vacant adjacent properties.

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 4.16	Help communities identify vacant or underutilized sites and facilities for adaptive reuse.	The subject property contains a vacant or underutilized site to that is surrounded by the existing RV storage use.
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 connect to the City of Altamonte Springs sanitary sewer systems.