

**Land Use Amendment Staff Summary Analysis**  
**Lake Emma Self-Storage Small Scale Future Land Use Map Amendment**

APPLICANT	Huber Group, LLC.	
PROPERTY OWNER(S)	Lake Emma Investments, LLC.	
REQUEST	The request is to amend the Future Land Use designation from Commercial to Planned Development (PD) Future Land Use designation.	
PROPERTY SIZE	1.26 Acres	
PROPERTY LOCATION	Located on the east side of Lake Emma Road, approximately 250 feet south of Lake Mary Boulevard.	
PROPERTY TAX ID	18-20-30-300-002E-0000	
AMENDMENT NUMBER	03.23. SS.01	
COMMISSION DISTRICT	District 4 - Lockhart	
NEIGHBORHOOD MEETING DATE(S)		
HEARING DATE(S)	LPA/P&Z: May 1, 2024	BCC: June 11, 2024
EXISTING USE OF SUBJECT PROPERTY	Shopping Center/Retail	
EXISTING ZONING OF SUBJECT PROPERTY	C-2 – Retail Commercial District	
	<b>EXISTING USE</b>	<b>FUTURE LAND USE DESIGNATION</b>
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Convenient Store/Gas Station	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Retail/ Fast Casual Restaurant	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Retail	COM
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Right-of-Way (Lake Emma Rd) and Retail	COM

## **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:

- A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.**

### **Information Provided by Applicant**

The proposed project has commercial land uses directly adjacent to the north, east, south, and west. The project is anticipated to be compatible with, and even desired by, existing commercial properties in the relative proximity for the close and easy accessibility to climate controlled storage for short or long periods of time.

The Land Use Change is required due to a desired Floor Area Ratio higher than what is normally allowed in the existing COM Future Land Use, and the desired building height of fifty (50) feet exceeds the maximum allowable building height of thirty-five (35) feet in the existing COM Future Land Use. The Floor Area Ratio for this project is deceptive large because a multi-story storage facility is being proposed. The large majority of each floor area will consist of rented and locked storage units, which is therefore area not usable to the public at large, but is still included in the Floor Area Ratio calculation.

In addition to the existing commercial properties in the relative proximity of the project site, there are numerous apartment, townhouse, and single family developments within a single mile. In that distance there is only one other option for storage unit rental, with a small availability of climate control units. The proposed project would fulfill the desire of the local populace for climate controlled storage space in close proximity to their places of residence.

### **Staff Findings**

The character of the surrounding properties is retail commercial. The proposed land use change to Planned Development to allow a self-storage facility on the subject property would impact the character of the surrounding area. The subject site is surrounded by retail commercial uses with a Commercial Future Land Use designation. Self-storage facilities are not permitted in the Commercial Future Land Use designation. Per the

Seminole County Land Development Code, self-storage facilities are permitted in the Industrial Future Land Use designation.

**B. 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.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: 10,800 gpd Provider: Seminole County	Total Proposed Water Demand- 1,166.4 mgd
Sanitary Sewer Facilities LOS:10,800 gpd Provider: Seminole County	Total Proposed Sewer Deman- 1,166.4 mgd
Mass Transit LOS: 1.03 revenue miles/capita Provider: LYNX/Seminole County	
Solid Waste LOS: Seminole County Landfill LOS: 4.3 lbs/capita/day. Seminole County Transfer Station LOS: 4.0 lbs/capita/day	
Transportation LOS/Traffic Studies Seminole County	Proposed daily trip rate: 157 trips. Proposed PM Peak Hour trip rate: 16 trips.

**Staff Findings**

The site lies within the utility service area of Seminole County, which has provided documentation of available capacity to serve the project. Regarding traffic volumes, the proposed use would have a minimal impact on public facilities.

**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**

N/A

**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 change from Commercial to Planned Development is not a compatible transitional use because the surrounding uses are retail commercial sites.

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 the surrounding permitted commercial retail uses.

**F. 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**

Overall, the proposed future land use amendment does not support the Seminole County Comprehensive Plan policies on promoting infill development. (Policy FLU 4.5, Policy FLU 19.2, Policy TRA 2.4.3) and the proposed use is not supportive of these provisions listed above.

The proposed future land use change to Planned Development may 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 3.9	Development should avoid or properly mitigate adverse impacts to listed species.	
Natural Resources 3.10	Wildlife management and conservation areas should be protected from encroachment.	

<b>Section</b>	<b>Policy</b>	<b>Comment</b>
Natural Resources 3.18	Development in the 100- year floodplain should be discouraged	All new construction will occur above the 100-year flood elevation.