

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: NARCISSUS ROAD REZONE from A-1 (Agriculture) to PLI (Public Lands and Institutions)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date <u>8/26/03</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for rezoning from A-1 (Agriculture) to PLI (Public Lands and Institutions) of approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road (Mellich Blenden Engineering, Steve Mellich, applicant); or
2. Recommend DENIAL of the request for rezoning from A-1 (Agriculture) to PLI (Public Lands and Institutions) of approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road (Mellich Blenden Engineering, Steve Mellich, applicant); or
3. CONTINUE the public hearing until a time and date certain.

(District 5 – Comm. McLain)

(Francisco Torregrosa, Planner)

BACKGROUND:

The applicant, Steve Mellich, requests PLI zoning for approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road to accommodate a social services facility. The subject property has an A-1 zoning classification. The land use for the property is HIP (Higher Intensity Planned Development) which allows the proposed PLI zoning classification.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested PLI zoning classification.

Reviewed by: Co Atty: <u>KJC</u> DFS: _____ Other: <u>MW</u> DCM: <u>ST</u> CM: <u>TO</u> File No. <u>PH130PDP08</u>

LPA/P&Z RECOMMENDATION:

The LPA/P&Z approved the motion to recommend approval to BCC by a vote of 5 to 0.

Attachments:

Future Land Use and Zoning Map
Staff Analysis
Draft Zoning Ordinance

NARCISSUS ROAD REZONE A-1 TO PLI

REQUEST INFORMATION	
APPLICANT	Steve Mellich, Mellich Blenden Engineering
PROPERTY OWNER	Michael and Connie Smith
REQUEST	Rezone property from A-1 (Agriculture) to PLI (Public Lands and Institutions)
HEARING DATE (S)	P&Z: August 6, 2003 BCC: August 26, 2003
SEC/TWP/RNG	16-19-30-5AC-0000-00E0
LOCATION	On the north side of Narcissus Avenue approximately 700 feet west of Monroe Road
FUTURE LAND USE	Higher Intensity Planned Development
FILE NUMBER	Z2003-031
COMMISSION DISTRICT	#5 – McLain

OVERVIEW

Zoning Request: The applicant, Steve Mellich, requests PLI approval for approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road to accommodate a social services facility. The subject property has an A-1 zoning classification. The land use for the property is HIP (Higher Intensity Planned Development) which allows the proposed PLI zoning classification.

Existing Land Uses:

	EXISTING ZONING	FUTURE LAND USE
NORTH	A-1 (Agriculture)	Higher Intensity Planned Development
SOUTH	PCD and PUD	Higher Intensity Planned Development
EAST	A-1 (Agriculture)	Higher Intensity Planned Development
WEST	A-1 (Agriculture)	Higher Intensity Planned Development
SITE	A-1 (Agriculture)	Higher Intensity Planned Development

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

1. The applicant has submitted an application for deferral of concurrency.
2. The proposed zoning is consistent with the adopted future land use designation assigned to the property and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.
3. Seminole County water and sewer service area.

Compliance with Environmental Regulations: The subject property contains a wetland area. The applicant may be required to dedicate a conservation easement over a portion of the property prior to development approval.

Compatibility with surrounding development: Currently, the area has a Higher Intensity Planned Development land use designation. The proposed PLI zoning classification is compatible with the land use designation.

STAFF RECOMMENDATION

Staff recommends approval of the requested PLI zoning classification to accommodate a social services facility subject to recommendations described herein.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PLI (PUBLIC LANDS AND INSTITUTIONS) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Narcissus Road Rezone A-1 to PLI."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to PLI (Public Lands and Institutions):

LEGAL DESCRIPTION ATTACHED EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing of this Ordinance by the Department.

ENACTED this 26th day of August 2003

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

EXHIBIT A
LEGAL DESCRIPTION

16-19-30-5AC-0000-00E0

Leg Lot E (Less W 9 Acres) + SW ¼ of Lot F (Less E 150 FT) St Josephs Plat Book 1, Page 114

**MINUTES FOR THE SEMINOLE COUNTY
LPA / P&Z COMMISSION
AUGUST 6, 2003**

Members present: Alan Peltz, Dick Harris, Ben Tucker, Beth Hattaway, and Dudley Bates

Members absent: Thomas Mahoney, Chris Dorworth

Also present: Jeff Hopper, Senior Planner, Matt West, Planning Manager, Cathleen Consoli, Senior Planner, J.V. Torregrosa, Planner, Jim Potter, Development Review, Mahmoud Najda, Development Review Manager, Karen Consalo, Assistant County Attorney, J.R. Ball, Development Review, Don Fisher, Director of Planning and Development, Gary Rudolph, Utilities Manager and Candace Lindlaw-Hudson, Sr. Staff Assistant.

- K. Narcissus Project;** Mellich Blenden Engineering/Steve Mellich; approximately 2.3 acres; rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions); located on the north side of Narcissus Road, 700 feet west of Monroe Road (Z2003-031)

Commissioner McLain – District 5
J.V. Torregrosa - Planner

Mr. Torregrosa stated that the applicant, Steve Mellich, requests PLI approval for approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road to accommodate a social services facility. The subject property has an A-1 zoning classification. The land use for the property is HIP (Higher Intensity Planned Development) which allows the proposed PLI zoning classification. Staff recommends approval of the requested PLI zoning classification.

Lisa Simmons owns an adjacent parcel and inquired about permitted uses under the PLI zoning classification.

Mr. Torregrosa read the permitted uses from Chapter 30 of the Land Development Code.

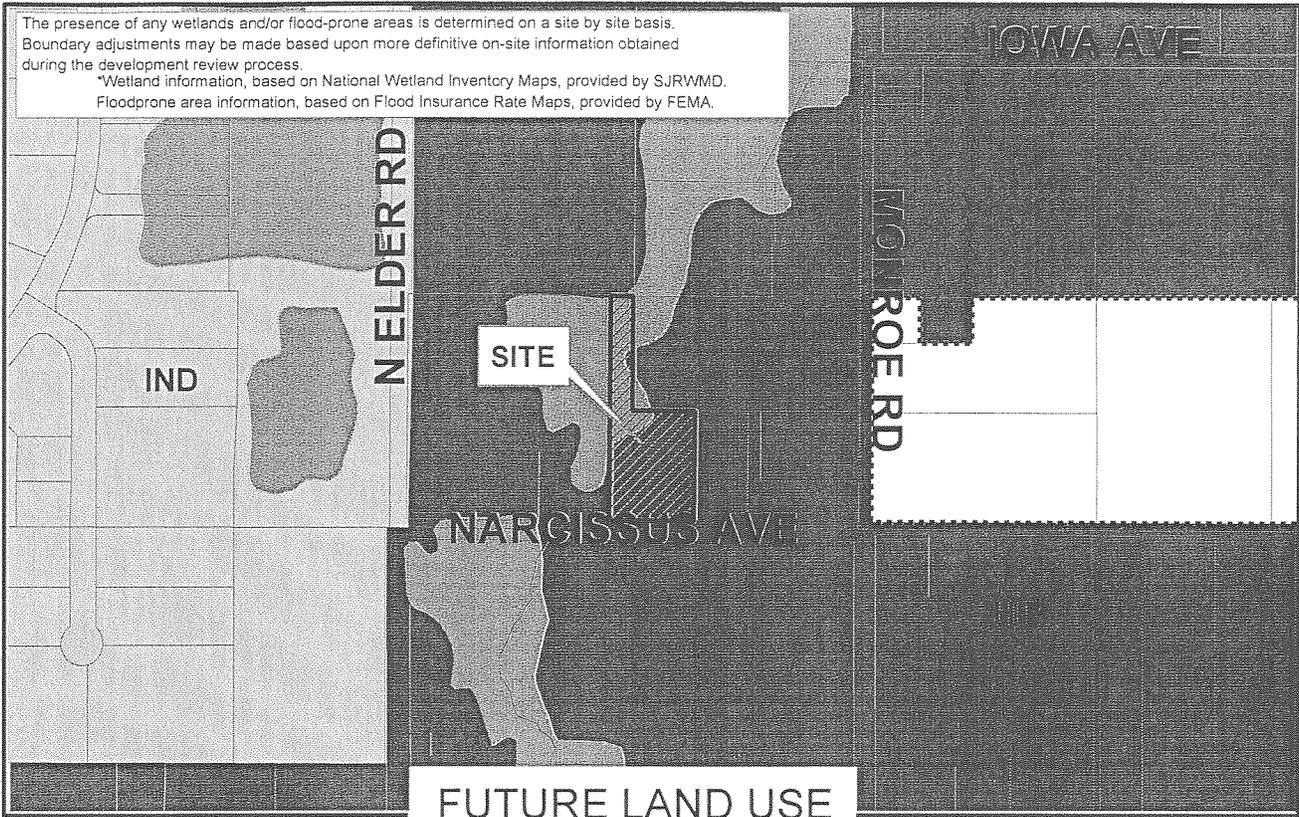
The public hearing was now closed.

Commissioner Harris made a motion to recommend approval.

Commissioner Peltz seconded the motion.

The motion passed by a vote of 5 – 0.

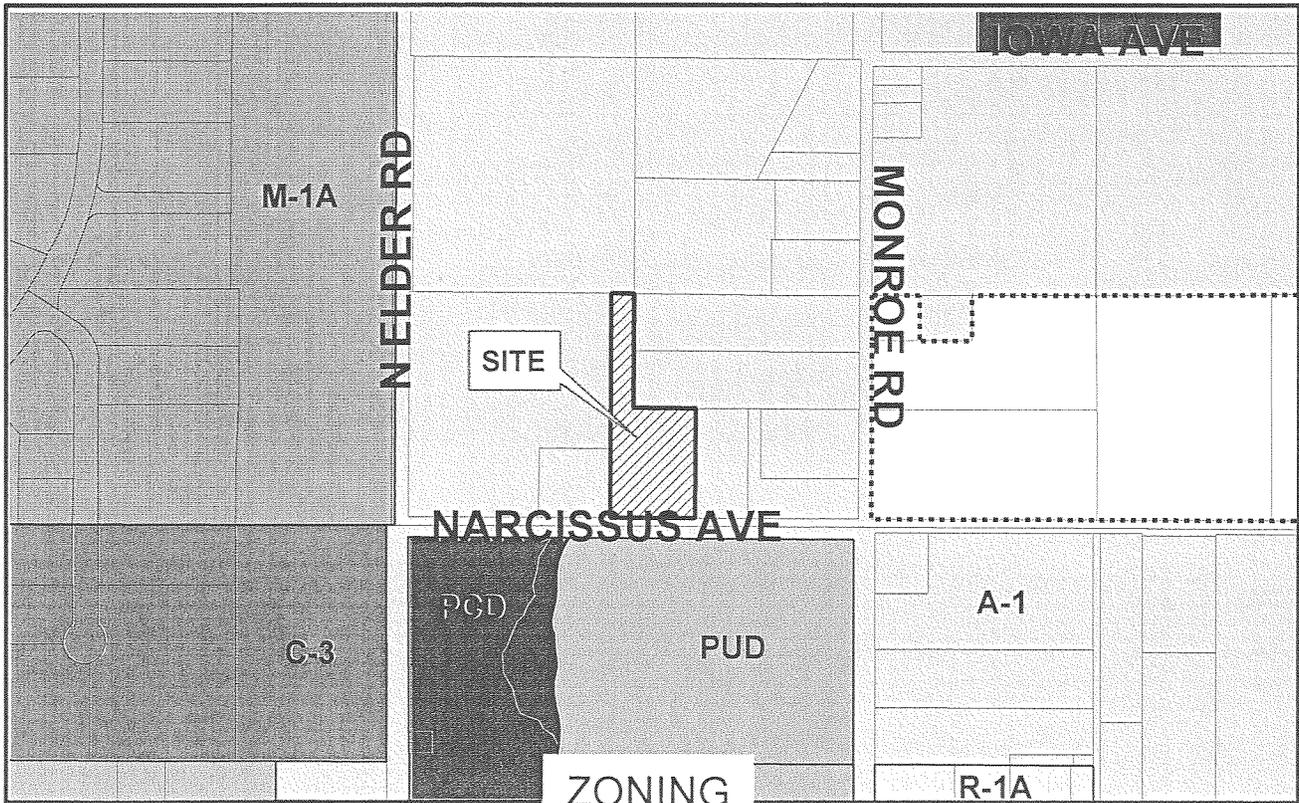
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



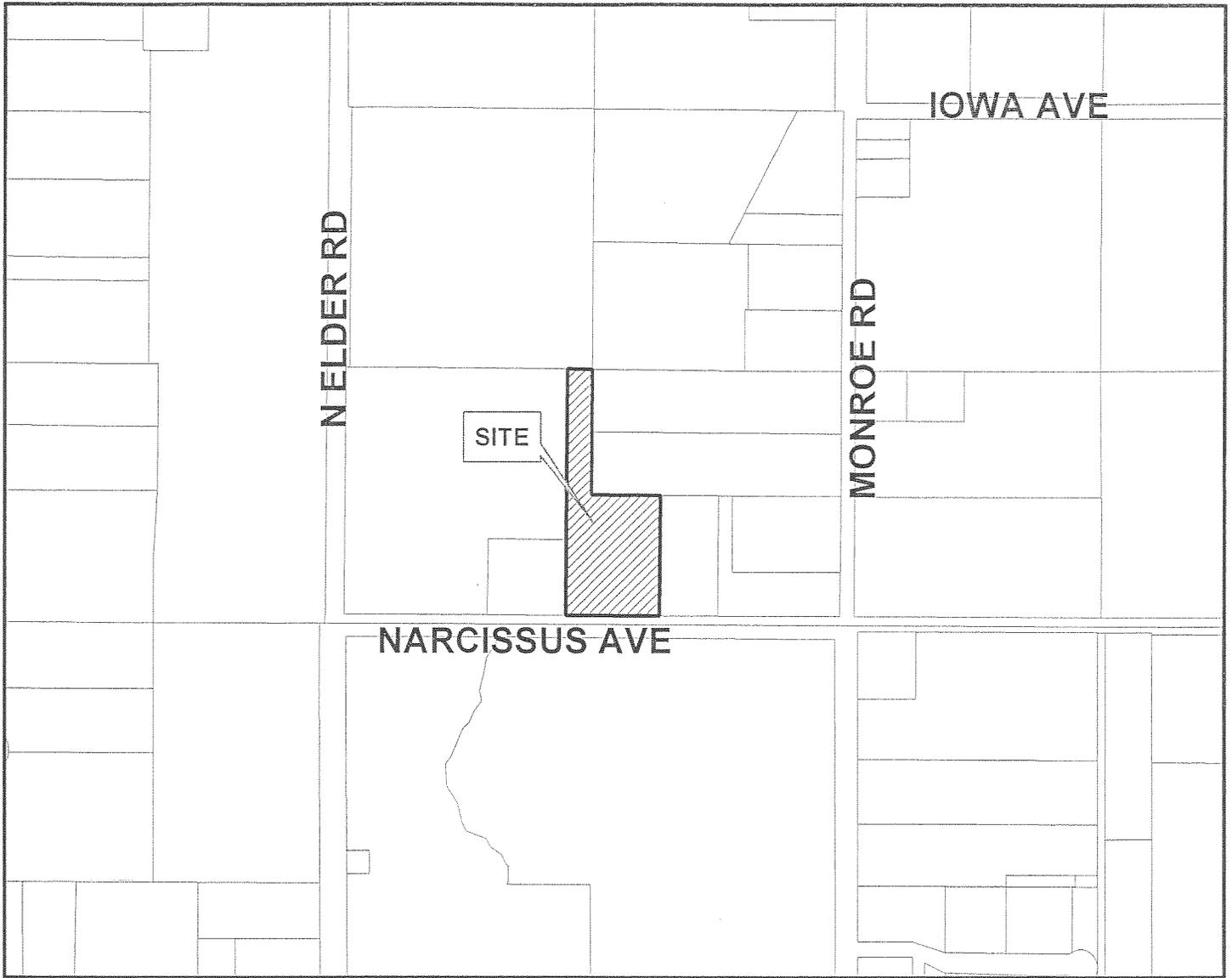
Site
 Municipality
 HIP
 IND
 CONS

Applicant: Mellich Blenden Engineering
 Physical STR: 16-19-30-5AC-0000-00E0
 Gross Acres: 2.19 BCC District: 5
 Existing Use: Single Family
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-031	A-1	PLI



A-1
 PGD
 C-3
 M-1A
 R-1A





Rezone No: Z2003-031
From: A-1 To: PLI

-  Parcel
-  Subject Property



February 1999 Color Aerials

Z2003-031
NARCISSUS REZONE

