

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FIVE YEAR PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 3800 KENTUCKY STREET; (EFAIN ILARRAZA, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 03-28-05 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

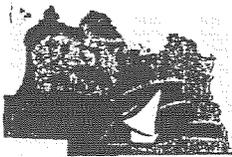
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE FIVE YEAR PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 3800 KENTUCKY STREET; (EFAIN ILARRAZA, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE FIVE YEAR PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 3800 KENTUCKY STREET; (EFAIN ILARRAZA, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	EFAIN ILARRAZA, APPLICANT 3800 KENTUCKY STREET SANFORD, FL 32772	A-1 DISTRICT, LDC SECTIONS 30.104 (A-1 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)																						
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO PLACE A 1971 MOBILE HOME IN THE A-1 ZONING DISTRICT WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION. • WHILE PROXIMATE TO THE SANFORD-ORLANDO INTERNATIONAL AIRPORT, THE PROPERTY IS NOT LOCATED IN THE AIRPORT'S FUTURE EXPANSION AREA. 																							
ZONING & FLU	<table border="1"> <thead> <tr> <th data-bbox="581 1644 784 1709">DIRECTION</th> <th data-bbox="784 1644 948 1709">EXISTING ZONING</th> <th data-bbox="948 1644 1157 1709">EXISTING FLU</th> <th data-bbox="1157 1644 1437 1709">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="581 1709 784 1745">SITE</td> <td data-bbox="784 1709 948 1745">A-1</td> <td data-bbox="948 1709 1157 1745">HIP-AP</td> <td data-bbox="1157 1709 1437 1745">VACANT</td> </tr> <tr> <td data-bbox="581 1745 784 1780">NORTH</td> <td data-bbox="784 1745 948 1780">A-1</td> <td data-bbox="948 1745 1157 1780">HIP-AP</td> <td data-bbox="1157 1745 1437 1780">VACANT</td> </tr> <tr> <td data-bbox="581 1780 784 1850">SOUTH</td> <td data-bbox="784 1780 948 1850">A-1</td> <td data-bbox="948 1780 1157 1850">SUBURBAN ESTATES</td> <td data-bbox="1157 1780 1437 1850">SINGLE-FAMILY</td> </tr> <tr> <td data-bbox="581 1850 784 1911">EAST</td> <td data-bbox="784 1850 948 1911">A-1</td> <td data-bbox="948 1850 1157 1911">HIP-AP</td> <td data-bbox="1157 1850 1437 1911">VACANT/SINGLE-FAMILY</td> </tr> </tbody> </table>				DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-1	HIP-AP	VACANT	NORTH	A-1	HIP-AP	VACANT	SOUTH	A-1	SUBURBAN ESTATES	SINGLE-FAMILY	EAST	A-1	HIP-AP	VACANT/SINGLE-FAMILY
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	WEST	A-1	HIP-AP	VACANT
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE THOSE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE FIVE YEAR PLACEMENT OF THE PROPOSED MOBILE HOME WOULD BE INCOMPATIBLE WITH THE TREND OF CONVENTIONAL SINGLE-FAMILY DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES.</p> <p>AVAILABLE RECORDS AND FIELD VISITS INDICATE THAT SEVERAL NEARBY PARCELS CONSISTS OF SINGLE FAMILY HOMES AND LARGE VACANT PARCELS.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>SINCE THE PROPOSED USE IS A SINGLE-FAMILY UNIT THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>THE SUBJECT PROPERTY IS A 1.16 ACRE PARCEL, WHICH MEETS THE MINIMUM SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT.</p> <p>THE A-1 DISTRICT IS NOT AN ALLOWABLE ZONING CLASSIFICATION IN THE HIP-AP (HIGHER INTENSITY PLANNING DEVELOPMENT - AIRPORT) FLU CATEGORY. THE A-1 ZONING EXISTED AT THE TIME THAT HIP-AP FLU WAS APPLIED TO THIS PROPERTY IN DECEMBER 1987 AND CONTINUES AS A NON-COMPATIBLE ZONING CATEGORY. HOWEVER, THE COMPREHENSIVE PLAN ALLOWS THE DEVELOPMENT OF LOTS OF RECORD (THAT OTHERWISE MEET THE STANDARDS OF THE APPLICABLE ZONING DISTRICT) FOR SINGLE-FAMILY PURPOSES IN THE HIP-AP FLU CATEGORY WITHOUT THE NECESSITY OF A REZONE TO AN ALLOWABLE (PUD OR PCD) ZONING CLASSIFICATION.</p>			

	<p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>THE PRESENT TREND OF DEVELOPMENT IN THE IMMEDIATE AREA COMPRISES CONVENTIONAL SINGLE-FAMILY HOMES. FOR THIS REASON, THE FIVE YEAR PLACEMENT OF A 1971 MOBILE HOME WOULD BE INCONSISTENT WITH THE CHARACTER OF DEVELOPMENT IN THE AREA.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE RURAL ZONING CLASSIFICATIONS:</u></p> <p>SINCE THE PROPOSED MOBILE HOME DOESN'T CONSTITUTE A LIMITED USE, IT IS A SPECIAL EXCEPTION IN THE A-1 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-1 DISTRICT AND PROTECT THE CHARACTER OF THE AREA, THE MOBILE HOME SITING STANDARDS ENUMERATED IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE WOULD APPLY AS STATED ELSEWHERE IN THIS REPORT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE PROPOSED MOBILE HOME USE WOULD BE PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></p> <p>THE PROPOSED USE WOULD BE SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE...</p>
<p>MOBILE HOME SITING STANDARDS; LDC SECTION 30.1401</p>	<p>FOR THE PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, SECTION 30.1401 OF THE LAND DEVELOPMENT CODE REQUIRES THE FOLLOWING:</p> <ul style="list-style-type: none"> ○ THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS. ○ THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.

FINDINGS & STAFF RECOMMENDATION	<ul style="list-style-type: none">• BASED ON THE STATED FINDINGS, THE APPLICANT HAS NOT SATISFIED ALL THE CRITERIA FOR THE PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, AS REQUIRED BY THE LAND DEVELOPMENT CODE.<ul style="list-style-type: none">○ FOR THIS REASON, STAFF BELIEVES THE PLACEMENT OF THE PROPOSED MOBILE HOME IS INCONSISTENT WITH THE CHARACTER OF NEARBY AND ADJACENT PROPERTIES, WHICH ARE MOSTLY CONVENTIONAL SINGLE-FAMILY.• BASED ON THIS DETERMINATION, STAFF RECOMMENDS DENIAL OF THE REQUEST.
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SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BM 2005-006

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION** for the temporary 5 year placement of a mobile home
 EXISTING (YEAR _____) PROPOSED (YEAR 1971)
 REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME 816 sf (12x68)
 ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 PLAN TO BUILD YES NO IF SO, WHEN _____
 MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Eprain Iarraza</u>	
ADDRESS	<u>2477 Unionville Drive</u>	
	<u>Deltona, FL 32738</u>	
PHONE 1	<u>(386) 295-2432</u>	
PHONE 2		
E-MAIL		

PROJECT NAME: Kentucky Street (3800)
 SITE ADDRESS: 3800 Kentucky Street
 CURRENT USE OF PROPERTY: vacant
 LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: 1.16 acre(s) PARCEL I.D. 09-20-31-501-0100-0010
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS NA

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO
 This request will be considered at the Board of Adjustment regular meeting on 3/28/05 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

 SIGNATURE OF OWNER OR AGENT* 2/4/05
DATE
 * Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

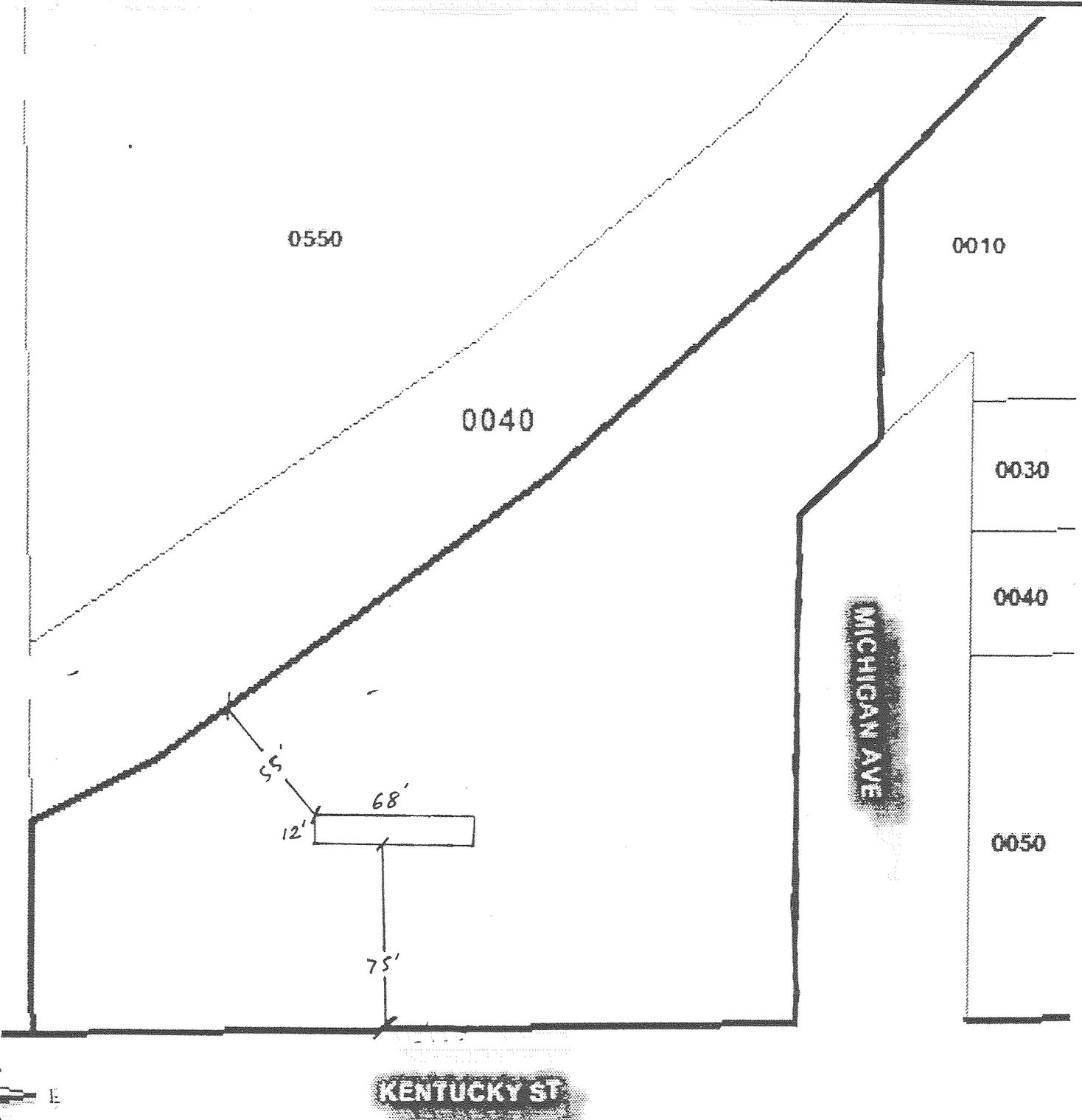
APPELLANT INFORMATION	
NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$185.00 COMMISSION DISTRICT 5 FLU/ZONING HIP AP/A-1
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS on the NW corner of Michigan Avenue and Kentucky Street
PLANNING ADVISOR JV DATE 2/4/05
SUFFICIENCY COMMENTS _____

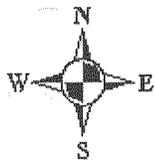


Aviation easement - condition of approval

Unity of title

Diane Cruz

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7508</p>																			
<p align="center">GENERAL</p> <p>Parcel Id: 09-20-31-501-0100-0010 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: ILARRAZA EFRAIN Exemptions:</p> <p>Address: 2477 UNIONVILLE DR</p> <p>City,State,ZipCode: DALTONA FL 32738</p> <p>Property Address: PINE ST</p> <p>Subdivision Name: PACKARD LAND COS 1ST ADD TO CAMERON CITY</p> <p>Dor: 00-VACANT RESIDENTIAL</p>	<p align="center">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$20,010</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$20,010</p> <p>Assessed Value (SOH): \$20,010</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$20,010</p> <p>Tax Estimator</p>																		
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>12/2004</td> <td>05578</td> <td>1698</td> <td>\$17,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1998</td> <td>03447</td> <td>1200</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	12/2004	05578	1698	\$17,000	Vacant	WARRANTY DEED	04/1998	03447	1200	\$100	Vacant	<p align="center">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$338</p> <p>2004 Taxable Value: \$20,010</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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WARRANTY DEED	12/2004	05578	1698	\$17,000	Vacant														
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<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>1.160</td> <td>23,000.00</td> <td>\$20,010</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	1.160	23,000.00	\$20,010	<p align="center">LEGAL DESCRIPTION PLAT</p> <p>LEG LOTS 1-6 & VACD ST ADJ ON N & VACD ST ADJ ON W OF LOT 1 BLK 1 HOWARD PACKARD LAND COS</p> <p>1ST ADD TO CAMERON CITY PB 1 PG 70</p>						
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value														
ACREAGE	0	0	1.160	23,000.00	\$20,010														
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																			



Efrain Ilarraza
3800 Kentucky St.

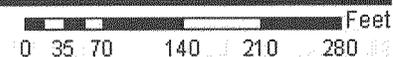


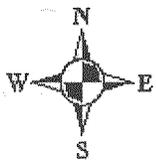
Parcel

-  All Other Uses
-  Vacant Residential
-  Single Family
-  Mobile Home

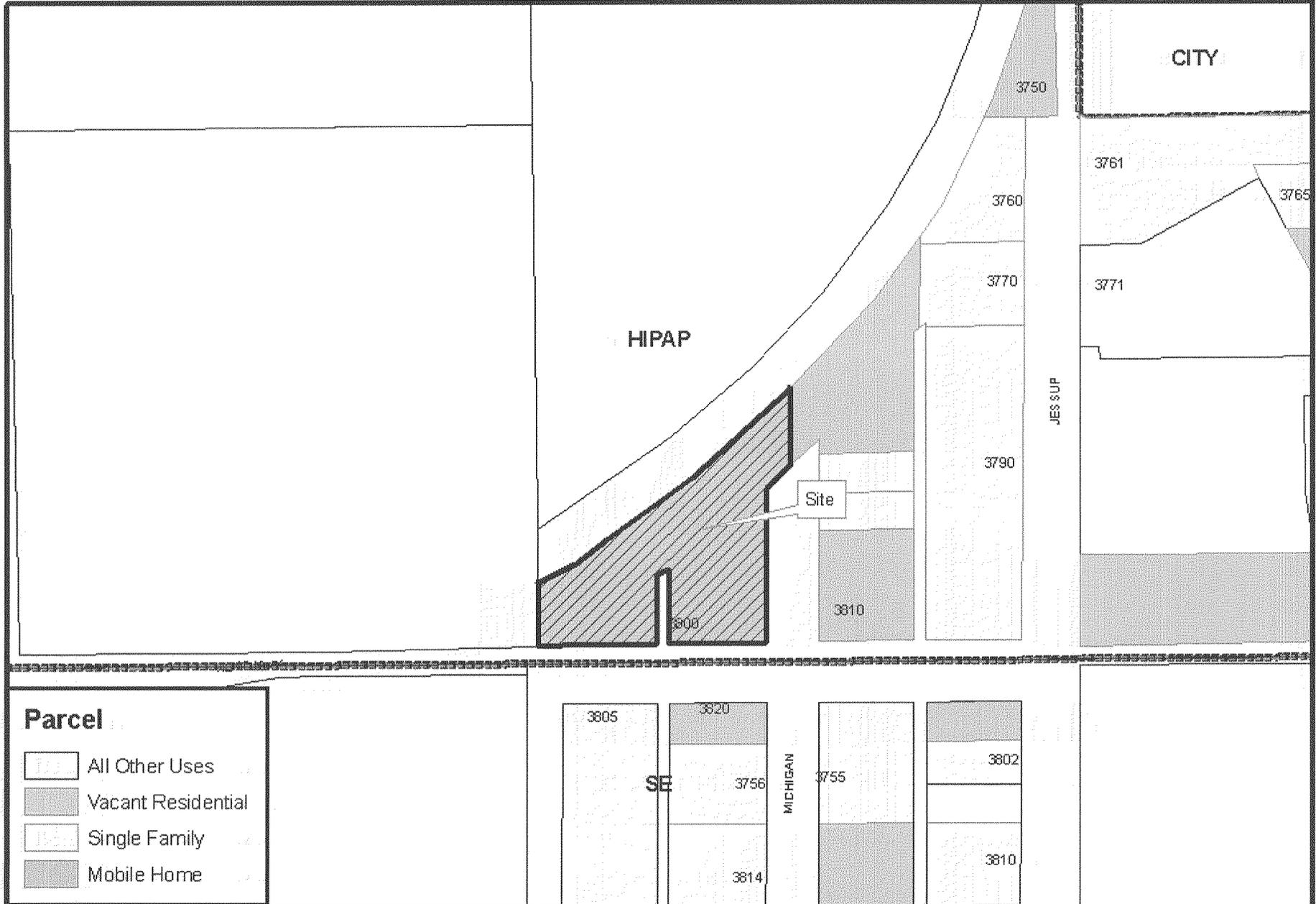
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Efrain Ilarraza
3800 Kentucky St.

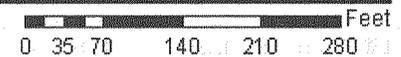


Parcel

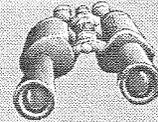
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BM2005-006



Vision 2020 Comprehensive Plan Seminole County, Florida

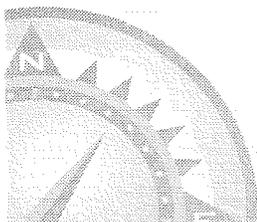


- 1 Development applications shall be forwarded to the appropriate staff for review and to propose conditions for infrastructure improvements (e.g., road, drainage, water and sewer plans) to adequately serve the project and conditions for Comprehensive Plan compliance.
 - 2 Conditions may be imposed as part of the permit approval. Applicable Land Development Code appeal procedures are available.
- E Future Land Use Designation Requires Rezoning: Plan amendments to Higher Intensity Planned Development must be accompanied by a rezoning request and preliminary master plan/site plan as provided for in the Land Development Code.
- F Development Phasing: Development of the phases of a mixed use development must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see *Exhibit FLU: Services and Facilities By Classification*) and facility plans. Each phase must be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- G Access Within the Development: High intensity planned developments shall be designed to have safe and plentiful ways for vehicles, bicycles and pedestrians to travel between and among the several uses and activities if developed as a mixed use development. Sidewalks, cross access easements, connected parking lots, and other similar means of providing full internal access are typical components.
- H Access to Adjacent Developments: If developed as a mixed use development, high intensity planned developments shall provide access for vehicles, bicycles and pedestrians from the mixed use development to adjacent activities and uses for ease of travel and reduction of trips on main thoroughfares. Access to residential neighborhoods shall be designed to prevent cut-through traffic and intrusion of adverse impacts. Design concepts shall include a roadway design for mixed use areas that does not adversely impact established residential areas.
- I Shared Facilities: High intensity planned developments developed as mixed use developments are intended to offer advantages of integrated infrastructure (e.g., shared parking, stormwater facilities and signage, etc.) to reduce costs, reduce the provision of excess facilities and improve visual appearance.
- J Special Services: Higher intensity development may require special services such as aerial fire equipment, transit facilities and effluent re-use to meet public safety needs and to offset facility capacity impacts.

HIGHER INTENSITY PLANNED DEVELOPMENT (HIP)- AIRPORT

This land use is designated along major expressway, collector, and arterial roadway corridors, and interchange areas where location factors and higher land values tend to attract higher intensity development and services and facilities are programmed to accommodate a variety of residential and nonresidential uses. Medium to high density residential, office, commercial and industrial land uses are encouraged to:

- A Expand industrial land use and zoning in areas where airport noise impacts are expected to prohibit residential development;
- B Provide additional areas for mixed use development that would be compatible with airport operations;
- C Develop overall single family land use and zoning area boundaries for a community that will be heavily impacted by airport expansion; and





Vision 2020 Comprehensive Plan Seminole County, Florida

- D Eliminate random commercial development by confining to predetermined areas to preserve the existing residential areas by reducing encroachment of commercial activity and traffic in residential neighborhoods.

The ultimate land uses within these areas are subject to economic cycles and the timing of individual property owner(s) proposals and therefore should not be specifically designated on the *Exhibit FLU: Future Land Use Map*. Rather, these areas should remain flexible in terms of future land use while ensuring that the uses developed can meet particular standards for facility capacity and land use compatibility.

Uses:

- A Industrial parks, corporate business parks, office complexes, commercial developments and attendant retail, service, and hotel uses;
- B Medium to high density residential developments; and
- C Public elementary schools, public middle schools and public high schools.

The HIP-Airport Area will be developed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Medium – High Density Residential Uses	30%	50%
Industrial Uses	7%	15%
Commercial Uses	63%	75%

This distribution range represents the mix of uses within the entirety of the HIP-Airport Area which would be accommodated over the planning horizon.

Zoning:

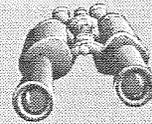
Zoning classifications allowed in this land use designation are presented in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*.

Services and Facilities:

- A This land use requires a full range of urban services and facilities (see *Exhibit FLU: Services and Facilities By Classification*).
- B In addition to development phasing concurrent with major public roadway improvements, the following provisions are required to maintain roadway capacity and minimize traffic congestion for area residents and through travelers:
 - 1 Dedication of necessary right-of-way and substantial private investment for interchange ramps, intersection improvements, signalization deficit correction, and feeder road improvements.
 - 2 Use of pedestrian and mass transit facilities to reduce vehicle trips within interchange areas and trips along feeder roads.



Vision 2020 Comprehensive Plan Seminole County, Florida



Special Provisions:

- A Future Land Use Designation Requires Rezoning: Plan amendments to Higher Intensity Planned Development must be accompanied by a rezoning request and preliminary master plan/site plan as provided for in the Land Development Code.
- B Requirements for Parcels Approved Before December 8, 1987: For parcels of land which were developed or had site plan approval prior to December 8, 1987, under zoning classifications other than the permitted zonings shown in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*, additions to existing structures shall be permitted without undergoing a rezoning. However, to adequately address impacts of development, the following procedures will be used:
- 1 Development applications shall be forwarded to the appropriate staff for review and to propose conditions for infrastructure improvements (e.g., road, drainage, water and sewer plans) to adequately serve the project and conditions for Comprehensive Plan compliance.
 - 2 Conditions may be imposed as part of the permit approval. Applicable Land Development Code appeal procedures are available.
- C Development Phasing: Development of the phases of a mixed use development must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see *Exhibit FLU: Services and Facilities By Classification*) and facility plans. Each phase must be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
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