

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Rezone from M-IA to C-3 (SMT - SANFORD, LLC)

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Matthew West CONTACT: Cathleen Consoli EXT. 7377

Agenda Date <u>02/06/02</u>	Regular <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Recommend the proposed rezoning from M-IA (Very Light Industrial) to C-3 (General Commercial and Wholesale) with staff findings and transmit to the Board of County Commissioners for action.

District 5 – McLain

Cathleen Consoli, Planner

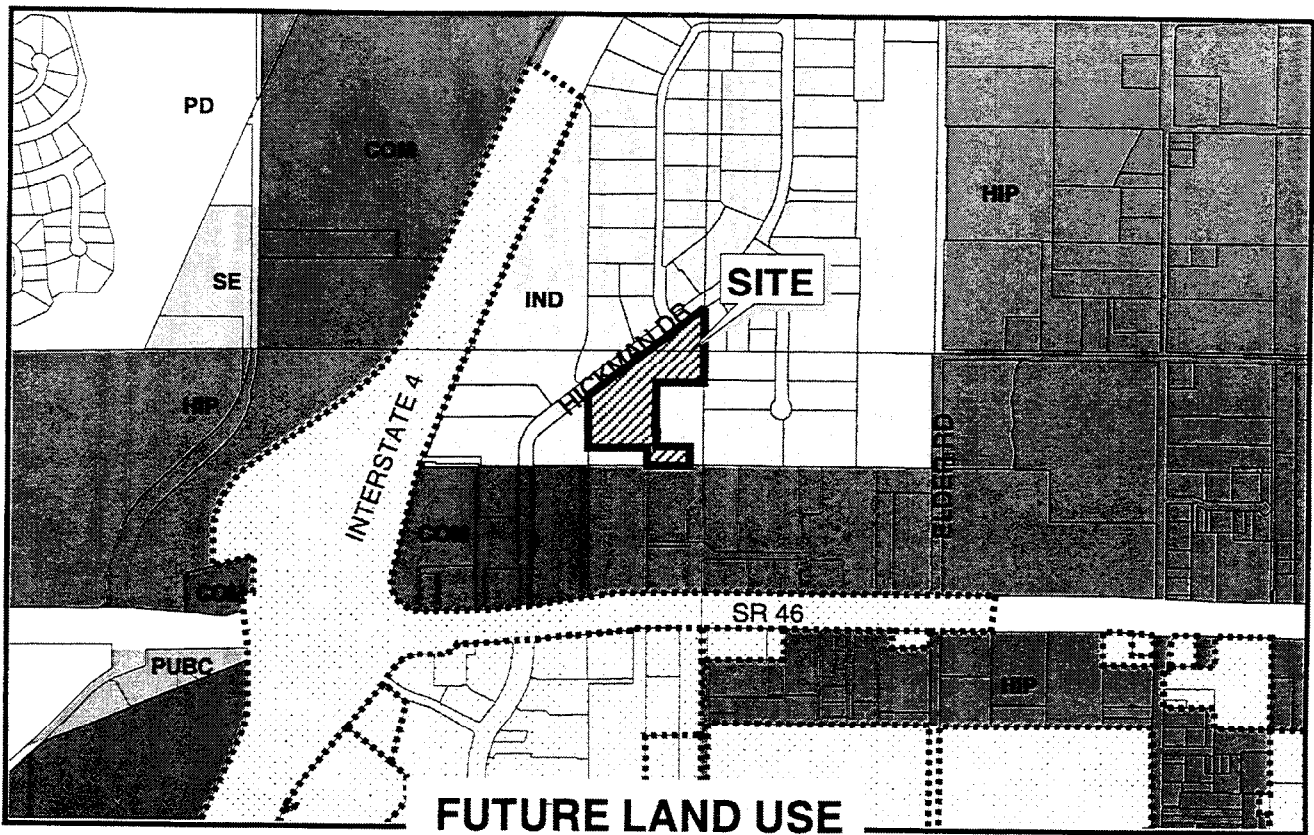
BACKGROUND:

The applicant, John Guy of SMT-Sanford, is requesting to rezone approximately 6.51 acres of property from M-IA (Very Light Industrial) to C-3 (General Commercial and Wholesale). The property is located on the east side of Hickman Drive north of State Road 46. The intent of the rezone is to acquire setback requirements that will allow the remainder of the property, approximately 5.53 acres, to be sold at a future date.

STAFF RECOMMENDATION:

Recommend the proposed rezoning M-IA (Very Light Industrial) to C-3 (General Commercial and Wholesale) with staff findings and transmit to the Board of County Commissioners for action.

Reviewed by: <u>KZC</u>
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>22001-056</u>

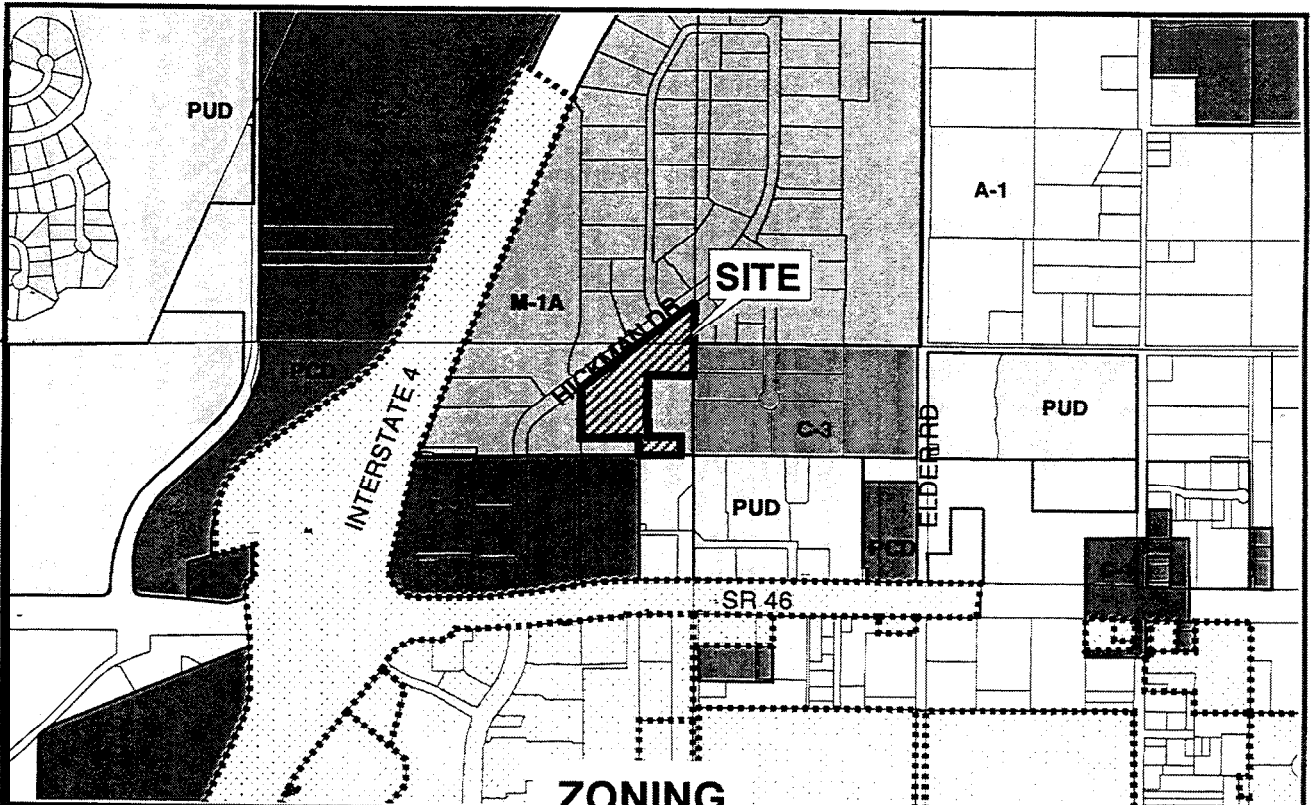


FUTURE LAND USE

Site
 Municipality
 COM
 PD
 SE
 HIP
 PUBC
 IND

Applicant: SMT-Sanford LLC
 Physical STR: 29-19-30-5CO-0000-0010
 Gross Acres: 6.51 BCC District: 5
 Existing Use: Light Manufacturing
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2001-056	M-1A	c-3





ZONING

A-1
 C-1
 C-2
 C-3
 PCD
 M-1A
 PUD



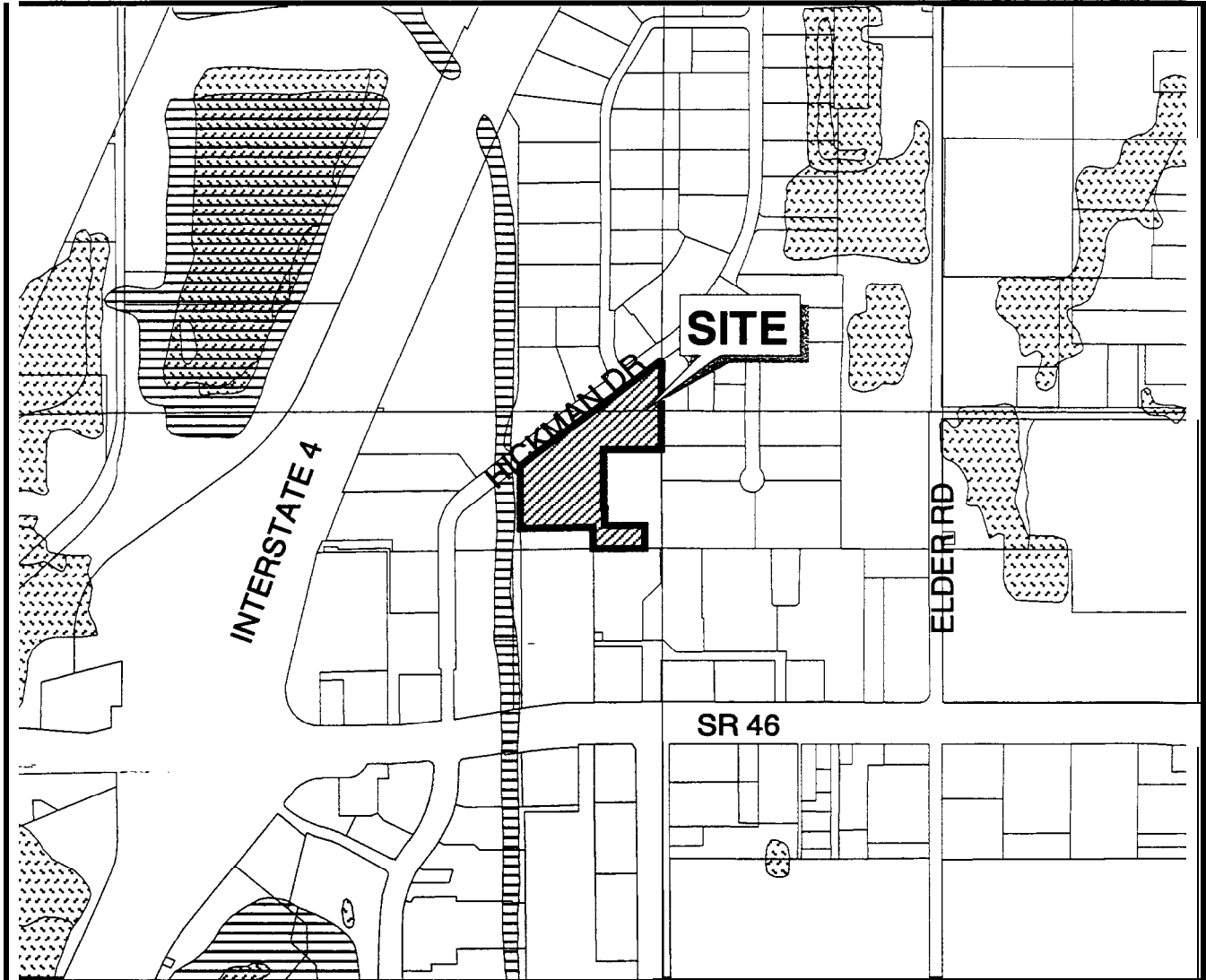
Rezone No. Z2001-056
From: M-1A To: C-3

-  Subject Property
-  Parcelbase



February 1999 Color Aerials

CONSERVATION



Rezone Z2001-056
From: M-1A To: C-3

-  Subject Property
-  Municipality
-  Flood
-  Wetlands



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**. Flood-prone area information, **based on** Flood Insurance **Rate Maps**, provided by **FEMA**.

**SMT – SANFORD, LLC
REZONING FROM M-1A TO C-3
Z2001-56**

REQUEST INFORMATION	
APPLICANT	SMT - SANFORD LLC
PROPERTY OWNER	Sanford Leasing, LCC
REQUEST	Rezone from M-1A (Very Light Industrial) to C-3 (General Commercial and Wholesale)
HEARING DATE (S)	P&Z: 02-06-02 BCC: 2-26-02
SEC/TWP/RNG	29-19-30-560-0000-0010
LOCATION	Within the I-4 Industrial Park on the east side of Hickman Drive, north of S.R. 46.
FUTURE LAND USE	Industrial
FILE NUMBER	Z2001-56
COMMISSION DISTRICT	#5, McLain

OVERVIEW

Zoning Request: The applicant is requesting a rezone for a +/-6.51 acre parcel located within-the I-4 Industrial Park on the east side of Hickman Drive. The existing M-1A zoning permits very light, clean, industrial development including manufacturing. The requested C-3 zoning permits wholesale distribution, storage and light manufacturing. The applicant is requesting the rezone to facilitate selling the remainder of the property at a future date. The applicant is currently fabricating metal cabinets on the site and proposes no change in use.

The subject property has an existing Industrial land use designation. The requested C-3 zoning is compatible with the existing Industrial land use.

This site is part of a larger 12.04 acre parcel. The property to be rezoned is improved with the following structures: a two story, 10,000 square foot concrete block office building, an 83,399 square foot metal warehouse, and a 6,461 square foot metal warehouse. The large warehouse contains a metal cabinet assembly operation and offices for (7) seven staff members. The smaller warehouse contains the painting facilities for the cabinets. The total number of persons working on the assemblage and painting operations is 64. They work in three shifts. The office building is not being used at this time.

The remaining portion of the property, +/-5.53 acres, will remain zoned as M-1A and C-3. It is improved with a 67,110 square foot metal warehouse. This parcel will need to meet parking, open space, setback, and all other requirements of the Seminole County Land Development Code. The intention of the rezone is to acquire setback requirements that will allow the remainder of the property to be sold at a future date.

Existing Land Uses: The existing zoning designations and land uses are as follows:

Direction	Existing Zoning	Future Land Use
North	M-IA	Industrial
South	PUD Seminole Crossings, C-2	HIP-TI, Commercial
East	c-3	Industrial
West	M-IA	Industrial

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

SITE ANALYSIS

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
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 provides water and sewer.

Compliance with Environmental Regulations: There are no concerns regarding compliance with environmental regulations.

Compatibility with surrounding development:

The proposed C-3 zoning classification is compatible with the neighboring Industrial, Commercial, and HIP/TI land use designations.

STAFF RECOMMENDATION

Staff recommends approval of the requested C-3 (General Commercial and Wholesale) zoning classification.

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 M-IA (VERY LIGHT INDUSTRIAL) ZONING CLASSIFICATION TO THE C-3 (GENERAL COMMERCIAL AND WHOLESALE) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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A

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 "SMT-Sanford, LLC, dated 02/06/02. Rezoning From M-1A to C-3 22001-56."

(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 M-IA (Very Light Industrial) Zoning Classification to C-3 (General Commercial And Wholesale) Zoning Classification

SEE 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 take effect upon filing with the Department of State.

ENACTED this 12th day of February, 2002

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

**EXHIBIT A
LEGAL DESCRIPTION**

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, I-4 INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND RUN NORTH 00° 18' 16" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°38'03" WEST A DISTANCE OF 337.48 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE RUN NORTH 00° 17'30" WEST ALONG SAID WEST LINE A DISTANCE OF 302.56 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HICKMAN DRIVE; THENCE RUN NORTH 53°03'16" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 821.43 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID I-4 INDUSTRIAL PARK; THENCE RUN SOUTH 00°18'16" EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 410.29 FEET; THENCE RUN SOUTH 89°44'40" WEST A DISTANCE OF 274.55 FEET; THENCE RUN SOUTH 00°15'00" EAST A DISTANCE OF 284.78 FEET; --- THENCE RUN NORTH 89°50'03" EAST A DISTANCE OF 6.89 FEET; THENCE RUN SOUTH 00°17'33" EAST A DISTANCE OF 83.51 FEET; THENCE RUN NORTH 89°43'06" EAST A DISTANCE OF 190.63 FEET; THENCE RUN SOUTH 00°16'02" EAST A DISTANCE OF 113.72 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE RUN SOUTH 89°38'03" WEST ALONG THE SAID SOUTH LINE OF LOT 2 A DISTANCE OF 244.31 FEET TO THE POINT OF BEGINNING TO CLOSE. CONTAINING 6.51 ACRES MORE OR LESS.