

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

SUBJECT: Rezoning from A-I to R-IAAA. (John Coffaro, Applicant/Owner)

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

AUTHORIZED BY: Matthew West **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date: 06/05/2002 **Regular** **Work Session** **Briefing**
Special Hearing – 6:00 **Public Hearing -- 7:00**

MOTION/RECOMMENDATION:

1. Approve the rezone request from A-I to R-I AAA for a 2.1 -acre parcel located at the northwest corner of Stanley Street and Marla Avenue. (John Coffaro, Applicant/Owner)
2. Deny the rezone request from A-I to R-IAAA for a 2.1 -acre parcel located at the northwest corner of Stanley Street and Marla Avenue. (John Coffaro, Applicant/Owner)
3. Continue the public hearing until a date certain.

District 4 – Commissioner henley

Kathy Fall-Senior Planner

BACKGROUND:

The applicant is requesting a rezoning from A-I (Agriculture) to R-IAAA (Single Family Dwelling district) in order to develop two single family lots on 2.1 acres designated as Low Density Residential land use.

STAFF RECOMMENDATION

Staff recommends approval of the rezone from A-I to R-IAAA for a 2.1-acre parcel located at the northwest corner of Stanley Street and Marla Avenue.

Reviewed by: Co Atty: <u>RZC</u> DFS: _____ OTHER: _____ DCM: _____ CM: _____ File No. <u>Z2002-012</u>
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COFFARO REZONE	
APPLICANT:	John Coffaro
REQUEST:	Rezone from A-I (Agriculture) to R-IAAA (Single Family Dwelling district)
HEARING DATES(S):	P&Z: June 5, 2002 BCC: June 11, 2002
PARCEL ID NO.:	01-21-29-5CK-1OOE-0010
PROJECT LOCATION:	Located on the northwest corner of Stanley Street and Marla Avenue.
FUTURE LAND USE:	Low Density Residential
FILE NUMBER:	22002-o 12
COMMISSION DISTRICT:	District 4 – Commissioner Henley

OVERVIEW

The applicant is requesting to rezone 2.1 acres to R-IAAA for two homesites. The owner is proposing to build his own residence on one of the sites. The property is located in a predominantly single family neighborhood on the northwest corner of Stanley Street and Marla Avenue which is located in the area of Rolling Hills. The site contains wetlands that are located on the northeast corner of the property and comprises approximately 10% of the site. There is adequate land area outside the wetlands to create two lots meeting the R-IAAA district standards. The applicant has provided a topographical survey which depicts the wetlands in more detail than the conservation map. If approved the owner will be required to have a lot split to divide the property into two single family residential lots.

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

DIRECTION	EXISTING ZONING	FUTURE LAND USE	USE OF, PROPERTY
North	A-I	Low Density Residential	Single Family
South	R-IAA	Low Density Residential	Single Family
East	A-I	Low Density Residential	Single Family
West	A-I	Low Density Residential	Single Family

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 Vision 2020 Plan.
3. Seminole County does not provide water and sewer in this area. The site will have well and septic.

Compliance with Environmental Regulations: There are no concerns regarding compliance with environmental regulations. However, the wetland boundaries on the subject property will have to be delineated prior to lot split.

Compatibility with surrounding development: The request, as proposed, would be compatible with surrounding development and surrounding Future Land Use designations of Low Density Residential.

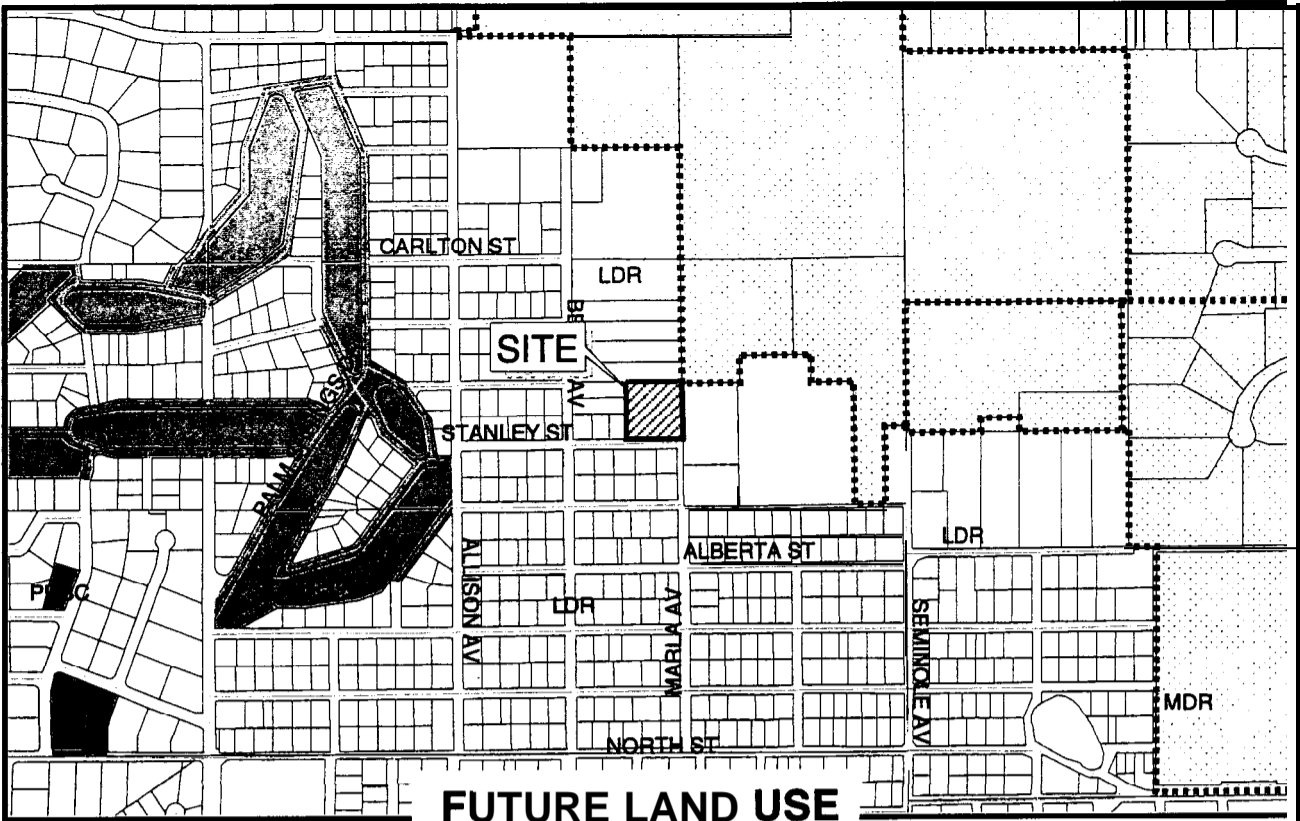


REZONE NO. 22002-O 12
A-1 TO R-1AAA

-  Subject Property
-  Parcelbase



February 1999 Color Aerials

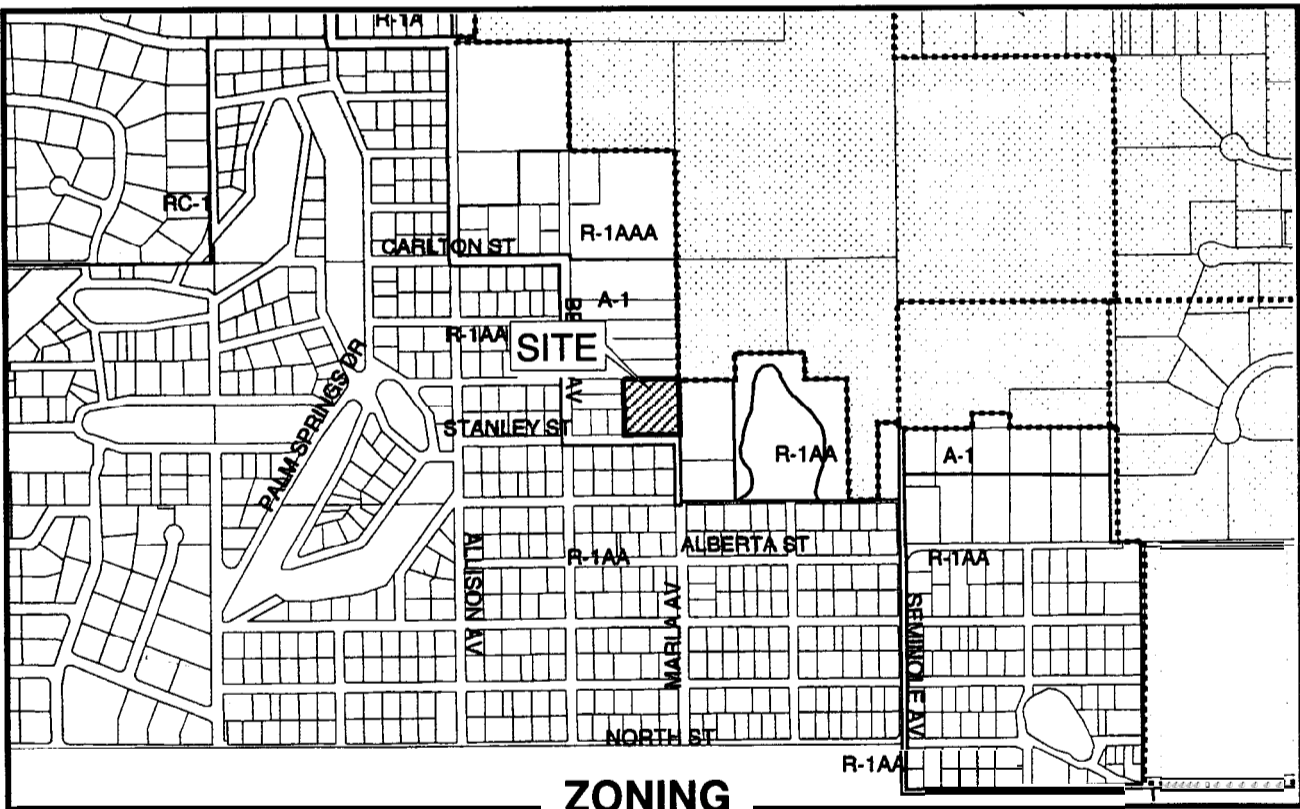


FUTURE LAND USE

 Site
  Municipality
  MDR
 LDR
  PUB
  REC

Applicant: John of faro
 Physical STR: 01-21-29-5CK-1 O O E - 0 0 1 0
 Gross Acres: 2.10 BCC District: 4
 Existing Use: Vacant Residential
 Special Notes: _____

	Amend/ ezone#	From	To
FLU			
Zoning	Z2002-012	A-1 R-1	AAA

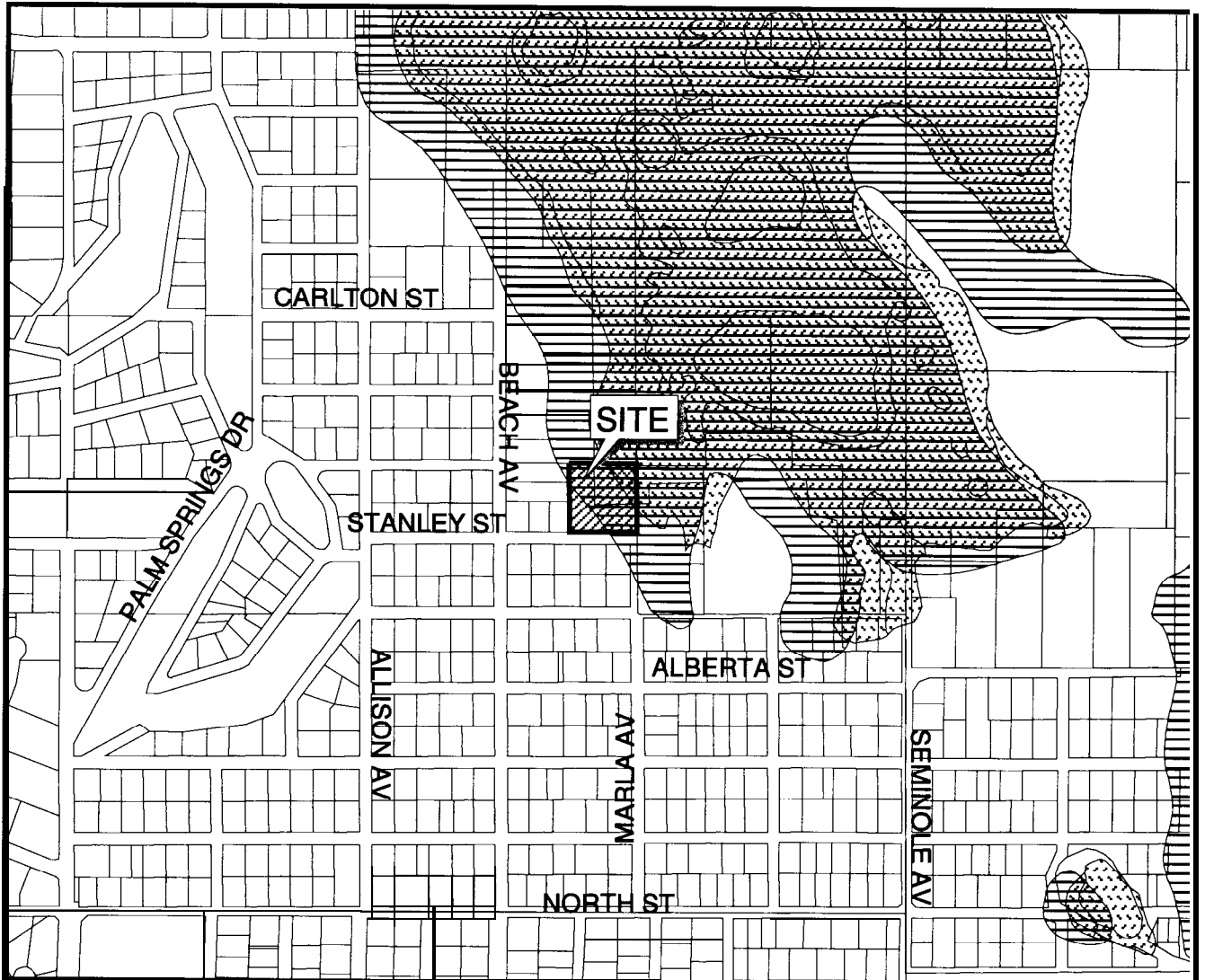


ZONING

 A-1
  RC-1
  R-1AA
  R-1AAA

filename: /plan/cpcr02/amend/z2002-012.apr/z2002-01 2staffcolor 05/7/02

CONSERVATION



Rezone Z2002-012
 From: A-1 To: R-1 AAA
 [Hatched Box] Subject Property
 [White Box] Municipality
 [Thick Line] Flood
 [Dotted Box] Wetlands

N
A

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.

*Wetlands information provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.