ITEM #_____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM
(Continued from July 10, 2002)

SUBJECT: Rezoning from A-1 to PLI / Seminole County School Board

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

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

Agenda Date: 08/07/2002 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Approve the rezone request from A-1 to PLI for a 45-acre parcel located on the east side of Markham Woods Road ½ mile south of Markham Road based on staff findings; or
2. Deny the rezone request from A-1 to PLI for a 45-acre parcel located on the east side of Markham Woods Road ½ mile south of Markham Road with findings; or
3. Continue the public hearing until a date certain.

(District 5 – Commissioner McLain) (Kathy Fall, Senior Planner)

BACKGROUND:

The applicant, Seminole County School Board, is requesting a rezoning from A-1 (Agriculture) to PLI (Public Lands and Institutions) in order to construct a middle school adjacent to the existing elementary school site. The site consists of 45 acres designated as Suburban Estates land use.

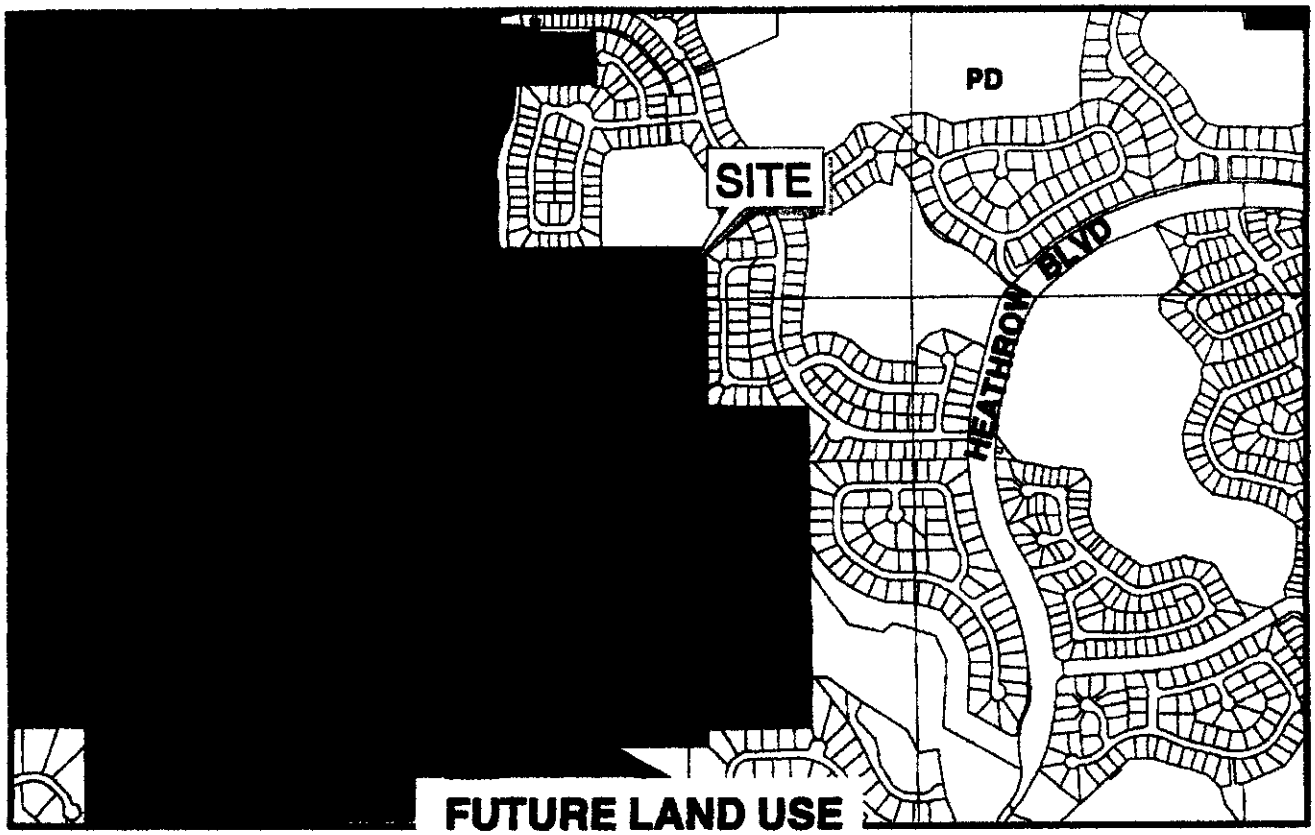
The applicant requested to be continued to the August hearing.

STAFF RECOMMENDATION

Staff recommends approval of the rezone from A-1 to PLI, for a 45-acre parcel located on the east side of Markham Woods Road ½ mile south of Markham Road, based on staff findings.

Reviewed by:
Co Atty: KZC
DFS:
OTHER:
DCM:
CM:

File No. Z2002-011

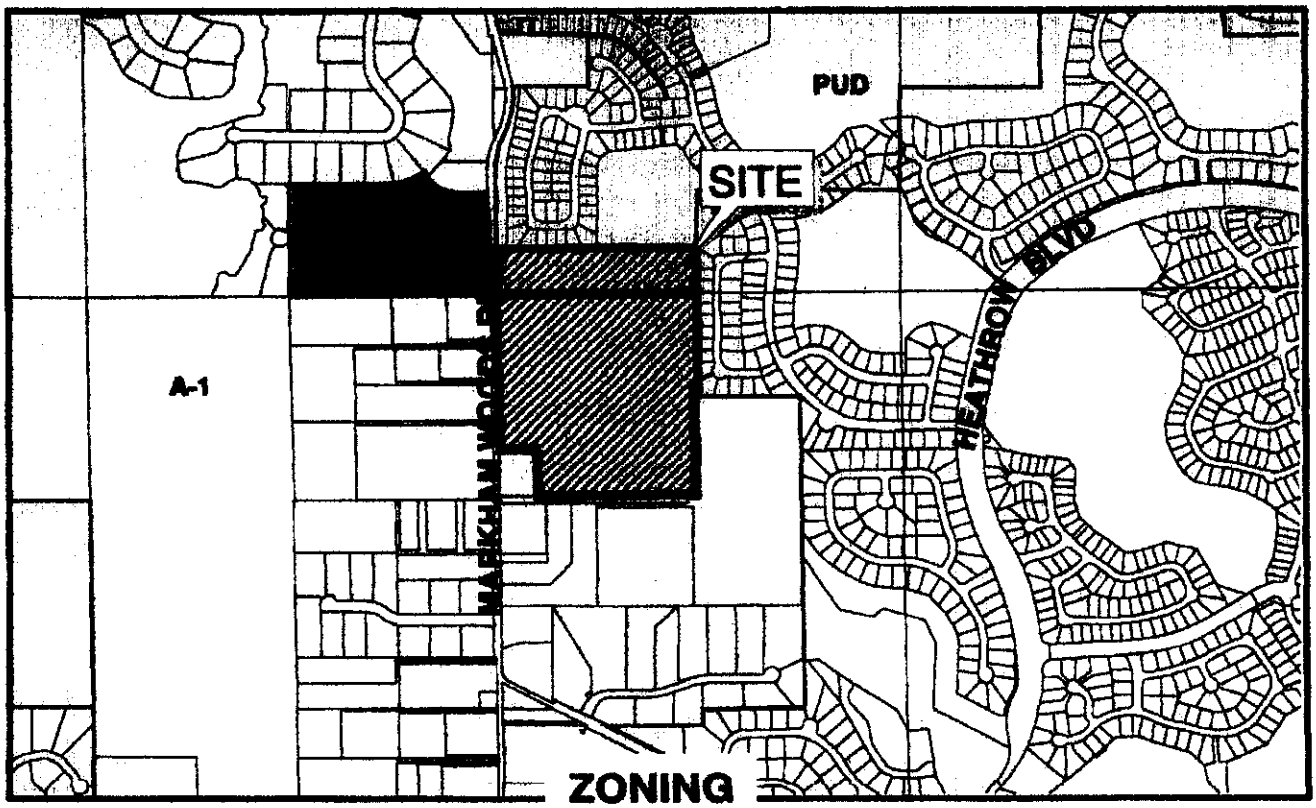


Site ····· Municipality SE REC PD PUB

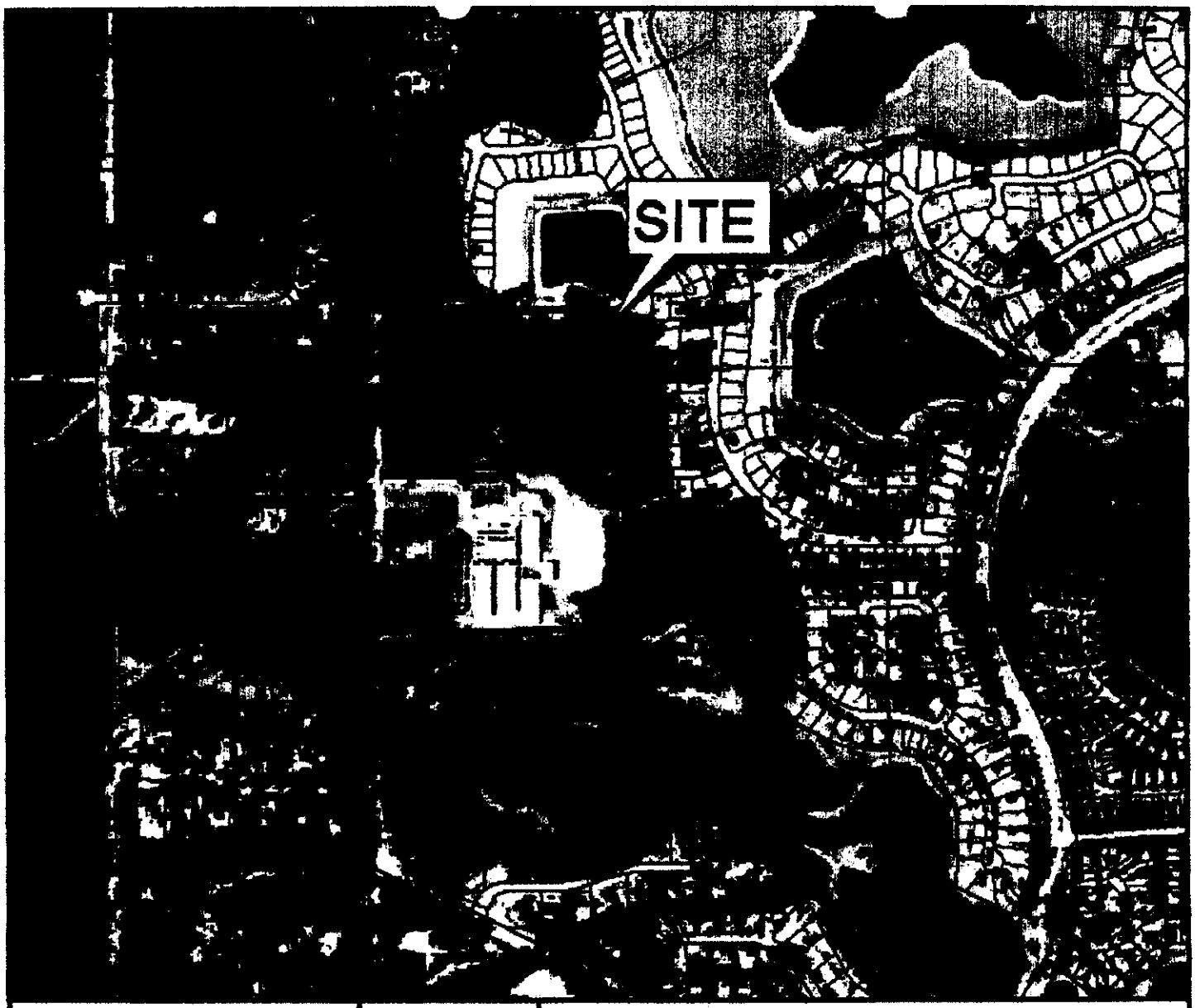
Applicant: Seminole County Public Schools
Physical STR: 35-19-29-300-034A-0000
Gross Acres: 45 BCC District: 5
Existing Use: Single Family Residential
Special Notes:

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2002-011	A-1	PLI

N



A-1 RC-1 PUD



REZONE NO. Z2002-011
From: A-1 To: PLI

Subject Property
Parcelbase

N

February 1999 Color Aerials

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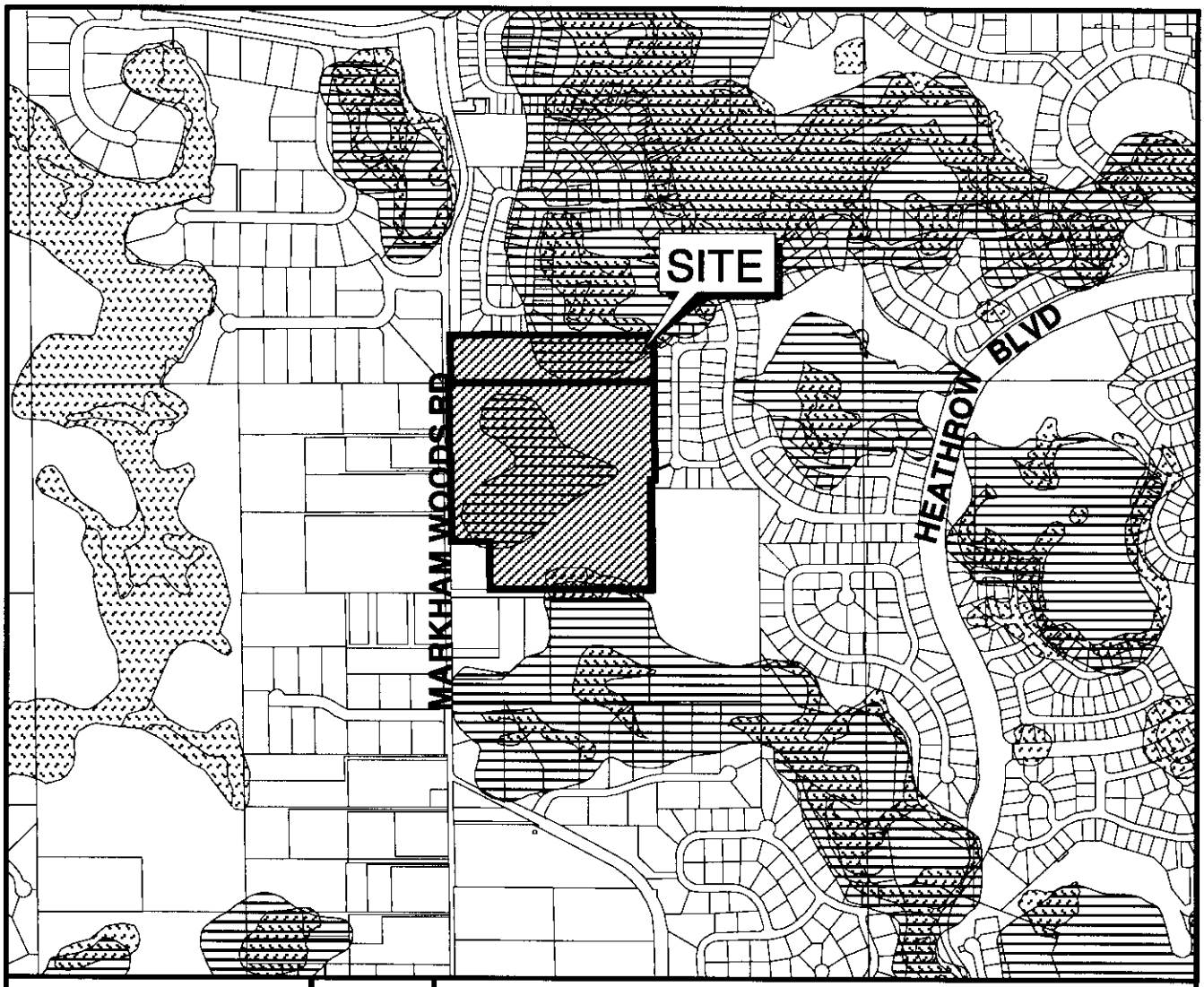
CONSERVATION



Rezone Z2002-011
From: A-1 To: PLI

- Subject Property
- Municipality
- Flood
- Wetlands

N

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.

filename: /plan/cpcr02/amend/z2002-011.apr/z2002-011cons 05/13/02

HEATHROW ELEMENTARY & MIDDLE SCHOOLS REZONE				
APPLICANT:	Seminole County School Board			
REQUEST:	Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions)			
HEARING DATES(S):	**P&Z:**	August 7, 2002	**BCC:**	September 10, 2002
PARCEL ID NO.:	35-19-29-300-034A-0000			
PROJECT LOCATION:	Located on the east side of Markham Woods Road ½ mile south of Markham Road.			
FUTURE LAND USE:	Suburban Estates			
FILE NUMBER:	Z2002-011			
COMMISSION DISTRICT:	District 5 – Commissioner McLain			

OVERVIEW

In 1989, the developers of the Heathrow PUD donated a 45 acre site to the Seminole County School Board for an elementary and middle school. A site plan was approved in 1991 for an elementary school. The PLI zoning classification permits both elementary and middle schools. The site is located on Markham Woods Road which is a policy constrained roadway. Public Works currently has funding allocated for improvements needed for access and safety issues for the elementary school site to resolve the "stacking" of parents vehicles on Markham Woods Road.

In 1999 the Vision 2020 Plan was amended to address school siting issues. The Vision 2020 Plan policy FLU 1.7 was amended to state that public middle school and high schools shall not be permitted on property located with in the WRPA. Staff coordinated the amendments with the School Board. At that time neither County staff nor School Board staff realized that the north 300 feet (8.7 acres) of the Heathrow school site was included in the Wekiva River Protection Area.

The school site for Heathrow elementary and middle school has been planned since the donation of the site to the Seminole County School Board in 1989. Staff is exploring options to address this issue.

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

DIRECTION	EXISTING ZONING	FUTURE LAND USE	USE OF PROPERTY
Site	Agriculture	Suburban Estates	Elementary School
North	Planned Unit Development	Planned Development	Single Family residential
South	Agriculture	Suburban Estates	Single Family residential
East	Planned Unit Development	Planned Development	Single Family residential

West	Agriculture	Suburban Estates	Single Family residential

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. The applicant has submitted an affidavit for deferral of concurrency testing. Prior to final development permits being issued, the applicant must submit for concurrency review.

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. The subject site is served by Seminole County water and sewer services.

Compliance with Environmental Regulations: A portion of the site, the north 300 feet (approximately 8.7 acres), is located in the East Lake Sylvan Transitional Area which is part of the Wekiva River Protection Area (WRPA). At the time of site plan review the applicant will be required to comply with all applicable Land Development Code requirements and must demonstrate consistency with the WRPA and the Vision 20/20 Plan policies related to the East Lake Sylvan Transitional Area.

Compatibility with surrounding development: The request, as proposed, would be compatible with surrounding development and surrounding Future Land Use designations of Suburban Estates and Planned Development.

STAFF FINDINGS

1. The proposed rezoning is consistent with the Vision 2020 Plan policies related to the Suburban Estates future land use designation in the Wekiva River Protection Area and the East Lake Sylvan Transitional Area.
2. The proposed rezoning is compatible with adjacent residential uses.
3. The proposed middle school will provide additional student capacity in serving the surrounding community.

ORDINANCE NO. 2002- **SEMINOLE COUNTY, FLORIDA**

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; THE ZONING CLASSIFICATION ASSIGNED TO THE FOLLOWING DESCRIBED PROPERTY IS CHANGED FROM AGRICULTURE (A-1) TO PUBLIC LANDS AND INSTITUTIONS (PLI); 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 "Heathrow Elementary and Middle Schools Rezone".

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

See 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. This Ordinance shall take effect upon filing a certified copy of this Ordinance with the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

ENACTED this 10th day of September 2002.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
Daryl G. McLain
Chairman

Attest:

_____
Maryanne Morse
Clerk to the Seminole County Board
of County Commissioners