

ITEM # _____

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

SUBJECT: Rezone from C-1 (Commercial) to PCD (Planned Commercial Development). (Dean Shoemaker, applicant.)

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

AUTHORIZED BY: Matthew West **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date <u>06/04/03</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input checked="" type="checkbox"/>	

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for rezoning from C-1 (Commercial) to PCD (Planned Commercial District) on 0.91 acres 400 feet west of the intersection of Red Bug Lake Road and Tuskawilla Road and 200' north of Red Bug Lake Road, subject to recommendations described in the staff report (Dean Shoemaker, applicant); or
 2. Recommend DENIAL of the request for rezoning from C-1 (Commercial) to PCD (Planned Commercial District) on 0.91 acres 400 feet west of the intersection of Red Bug Lake Road and Tuskawilla Road and 200' north of Red Bug Lake Road, (Dean Shoemaker, applicant); or
 3. CONTINUE the public hearing until a time and date certain.
- (District 1 – Comm. Maloy) (Jeff Hopper, Senior Planner)

BACKGROUND:

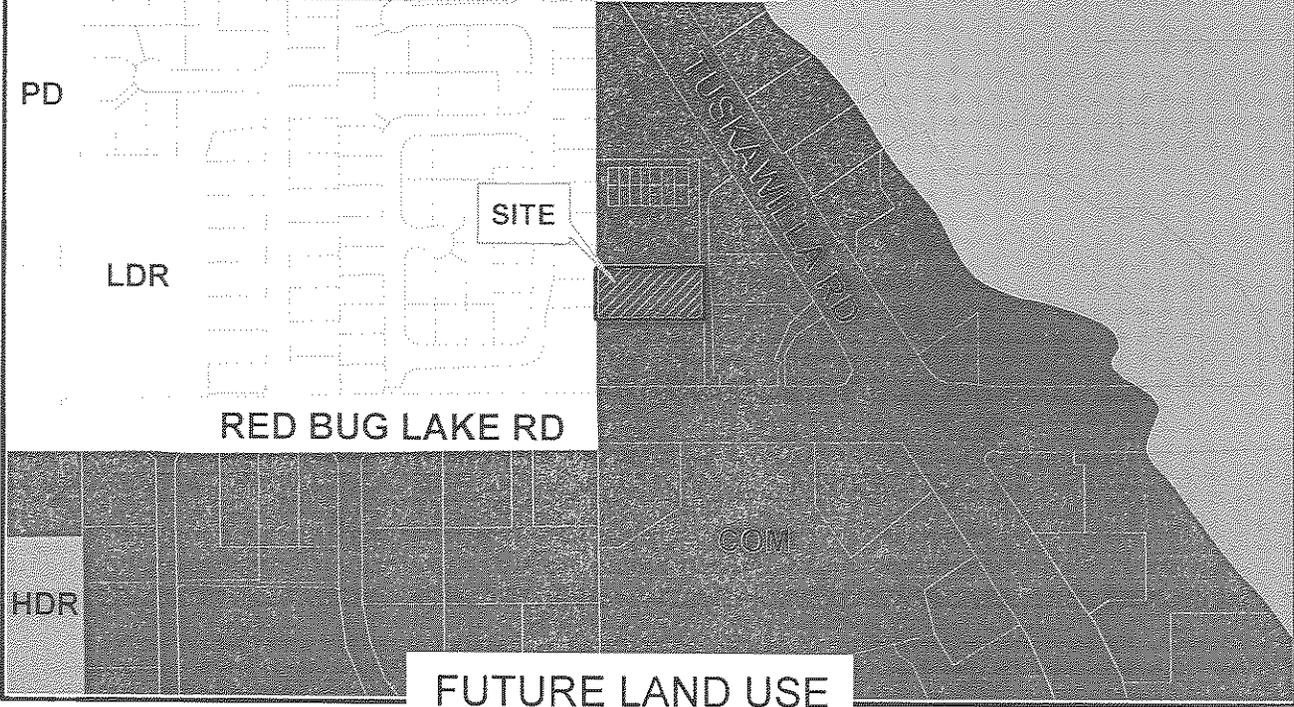
The applicant, Dean Shoemaker, requests PCD approval for a car wash facility on a 0.91 acre site near the intersection of Tuskawilla Road and Red Bug Lake Road. The property is not authorized for the proposed use under the existing C-1 zoning. Subject property is a vacant parcel bordering commercial and office uses on the north, east and south, and a single family residential development to the west. Access is provided by a 30-foot ingress/egress easement; there is no direct frontage on a public road.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request subject to submission of a revised site plan addressing compatibility issues described in the staff report. This site plan should be available for staff review prior to the request being scheduled for public hearing before the Board of County Commissioners.

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2003-016</u>

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.

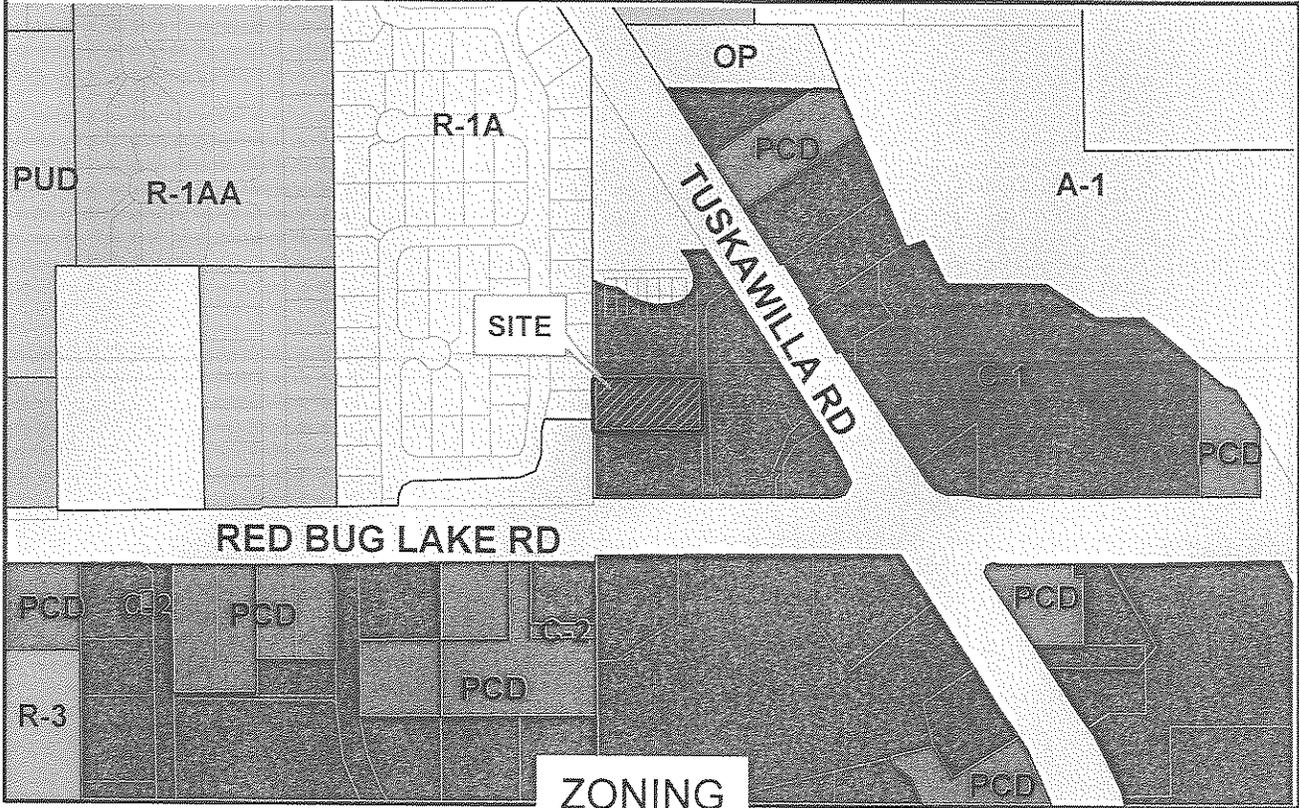


FUTURE LAND USE

- Site
- COM
- LDR
- HDR
- PD
- CONS

Applicant: Dean Shoemaker
 Physical STR: 24-21-30-300-005D-0000
 Gross Acres: .911 BCC District: 1
 Existing Use: Vacant Commercial
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-016	C-1	PCD



ZONING

- A-1
- C-1
- C-2
- OP
- PCD
- PUD
- R-1A
- R-1AA
- R-3



Rezone No: Z2003-016
From: C-1 To: PCD

- Parcel
- Subject Property



NOT TO SCALE

February 1999 Color Aerials

WASH & ROLL CAR WASH

REQUEST INFORMATION	
APPLICANT AND PROPERTY OWNER	Dean Shoemaker
REQUEST	Rezone from Commercial (C-1) to Planned Commercial Development (PCD)
HEARING DATE(S)	P&Z: June 4, 2003 BCC: TBD
SEC/TWP/RNG	24-21-30-300-005D-0000
LOCATION	400 feet west of the intersection of Red Bug Lake Road and Tuskawilla Road and 200' north of Red Bug Lake Road
FUTURE LAND USE	Commercial
FILE NUMBER	Z2003-016
COMMISSION DISTRICT	District 1 (Maloy)

OVERVIEW

Zoning Request: The applicant, Dean Shoemaker, requests PCD approval for a car wash facility on a 0.91 acre site near the intersection of Tuskawilla Road and Red Bug Lake Road. The property is not authorized for the proposed use under the existing C-1 zoning. Subject property is a vacant parcel bordering commercial and office uses on the north, east and south, and a single family subdivision, Tuskawilla Point, to the west. Access is provided by a 30-foot ingress/egress easement; there is no direct frontage on a public road.

Compatibility with adjoining residential properties is the primary concern related to this request. As the site is in the Commercial future land use designation, the Vision 2020 Plan supports a variety of commercial uses at this location. However, existing commercial development on adjoining parcels is relatively low in intensity. The office complex to the north and the bank to the south are uses that operate minimally at night and on weekends, and therefore have little impact on residents of the Tuskawilla Point subdivision to the west.

A car wash facility, with its potential for activity at late hours and on weekends, does not necessarily fit this pattern. This proposal in particular, as an unmanned facility, could be active around the clock. As a use normally requiring a C-2 classification, a car wash could be considered inconsistent with the intent of C-1, as stated in the Land Development Code, of "protecting nearby residential properties from any possible adverse effects of commercial activity."

If the request is approved, Code provisions to ensure compatibility with residential uses, such as active/passive buffers, should be viewed as a starting point, with significant extra measures to be implemented through the PCD. Additional building setbacks, restrictions on site lighting, and limited hours of operation should be considered.

The site should be redesigned to more effectively address compatibility issues. Measures that should be considered include:

- 100-foot building setback from west property line
- re-orientation of the building such that car wash bays are located adjacent to the stormwater pond and closed in at the rear with a solid masonry wall
- residential architectural style
- prohibition of outdoor sound amplification
- facility should be manned, with fencing and access gates to prevent entry after business hours

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

	Zoning	Future Land Use	Existing Land Use
North	C-1	Commercial	Parking area
South	C-1	Commercial	Bank
East	C-1	Commercial	Restaurant
West	R-1A	LDR	SF 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. 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 will provide water and sewer service to the site.
4. Information on stormwater capacity and outfall will have to be provided prior to Final Site Plan approval.

Compliance with Environmental Regulations: At this time there are no concerns regarding compliance with environmental regulations.

Compatibility with surrounding development: A PCD zoning classification is potentially compatible with the Commercial land use designation. However, the use being proposed in the Preliminary Master Plan may create adverse impacts on residential

properties to the west of the subject site. If the request is approved, special design measures should be required to minimize these impacts.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the requested PCD zoning classification subject to revision of the proposed site plan adequately addressing compatibility issues raised in this staff report. (This plan should be available prior to scheduling the item for a public hearing before the Board of County Commissioners.) The revised site plan should meet the following conditions:

1. The site shall be limited to C-1 uses, or car wash use as shown on the Preliminary Master Plan.
2. Operating hours shall be limited to 7 a.m. to 9 p.m.
3. The facility shall be manned during business hours, with fencing and access gates to prevent entry after business hours.
4. Buildings shall be set back at least 100 feet from the west property line.
5. Carwash bays shall be located adjacent to the stormwater pond and closed in at the rear with a solid masonry wall. One (1) bay shall contain a roll-up door to permit access to the west portion of the site for maintenance purposes.
6. The required wall shall extend out from the building to the north and south property lines, and extend eastward for a minimum of 25' to enclose a portion of the vehicle maneuvering area.
7. Vacuum stations and automatic wash bays shall be located as close as possible to the east end of the site.
8. Structures shall be designed in a residential architectural style with hip or gable roofs.
9. Outdoor sound amplification shall be prohibited.

