

ITEM # _____

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

SUBJECT: PARKER REZONE (A-1 to R-1AAAA)

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

AUTHORIZED BY: Matthew West *MW* **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date <u>07/09/03</u> Regular <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Special Hearing – 6:00 <input type="checkbox"/> Public Hearing – 6:00 <input checked="" type="checkbox"/>

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for rezoning from A-1 (Agriculture) to R-1AAAA (Single-Family Dwelling) of 0.670 acres located on the west side of Hyde Park at the cul-de-sac of Ash Park Loop (George Parker, applicant); or
2. Recommend DENIAL of the request for rezoning from A-1 (Agriculture) to R-1AAAA (Single-Family Dwelling) of 0.670 acres located on the west side of Hyde Park at the cul-de-sac of Ash Park Loop (George Parker, applicant); or
3. CONTINUE the public hearing until a time and date certain.

(District 1 – Comm. Maloy)

(Francisco Torregrosa, Planner)

BACKGROUND:

The applicant, George Parker, requests R-1AAAA zoning for 0.670 net acres (1.66 gross acres) located on the west side of Hyde Park with access to the cul-de-sac of Ash Park Loop. The subject property has an A-1 zoning classification. On July 1, 1970, the subject property was split from the parent tract. However, because the lot is only 122' wide and the A-1 zoning classification requires 150' of lot width at the building line, the lot will require rezoning to allow the construction of a single family residence. The R-1AAAA zoning classification requires only 120' of lot width at the building line.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested R-1AAAA zoning classification.

Reviewed by: <i>[Signature]</i> Co Atty: _____ DFS: _____ OTHER: _____ DCM: _____ CM: _____ File No. <u>Z2003-008</u>
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**GEORGE PARKER (PARKER) REZONING
 A-1 TO R-1AAAA**

REQUEST INFORMATION	
APPLICANT	George Parker
PROPERTY OWNER	George Parker
REQUEST	Rezone property from A-1 (Agriculture) to R-1AAAA (Single Family Dwelling)
HEARING DATE (S)	P&Z: July 9, 2003 BCC: July 22, 2003
SEC/TWP/RNG	26-21-30-300-021C-0000
LOCATION	On the east side of Lake Florence north of Howell Branch Road
FUTURE LAND USE	Low Density Residential
FILE NUMBER	Z2003-008
COMMISSION DISTRICT	#1 – Maloy

OVERVIEW

Zoning Request: The applicant, George Parker, requests R-1AAAA approval for 0.670 net acres (1.66 gross acres) located on the west side of Hyde Park with access to the cul-de-sac of Ash Park Loop. The subject property has an A-1 zoning classification. On July 1, 1970, the subject property was split from the parent tract. However, because the lot is only 122' wide and the A-1 zoning classification requires 150' of lot width at the building line, the lot will require rezoning to allow the construction of a single family residence. The R-1AAAA zoning classification requires only 120' of lot width at the building line.

Existing Land Uses:

	EXISTING ZONING	FUTURE LAND USE
NORTH	A-1 (Agriculture)	Low Density Residential
SOUTH	R-1AAAA and PUD	Low Density Residential
EAST	PUD	Low Density Residential
WEST	Lake	Agricultural
SITE	R-1AAAA	Low Density Residential

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

SITE ANALYSIS

Facilities and Services:

1. The applicant has submitted an application for deferral of concurrency.
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 water and sewer

Compliance with Environmental Regulations: The subject property contains a wetland area. Prior to this item being scheduled for a BCC meeting, the applicant should have the St. Johns River Water Management District verify the wetland boundary. The applicant may be required to dedicate a conservation easement over a portion of the property prior to development approval.

Compatibility with surrounding development: Currently, the area has a Low Density Residential land use designation. The proposed R-1AAAA zoning classification is compatible with the land use designation. A lot compatibility calculation was not conducted since R-1AAAA is the largest single-family residential lot size available.

STAFF RECOMMENDATION

Staff recommends approval of the requested R-1AAAA zoning classification subject to recommendations described herein.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE R-1AAAA (SINGLE-FAMILY DWELLING DISTRICT) ZONING CLASSIFICATION; 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 "George Parker (Parker) Rezoning A-1 to R-1AAAA".

(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 A-1 (Agriculture) to R-1AAAA (Single-Family Dwelling District):

LEG SEC 26 TWP 21S RGE 30E BEG 125 FT S OF NW COR OF SE 1/4 OF SW 1/4 RUN S 75.23 FT S 79 DEG 47 MIN 56.5 SEC E 617.932 FT N 125 FT N 79 DEG 47 MIN 56.5 SEC W 341.55 FT W 271.48 FT TO BEG

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 shall become effective upon the date of filing by the Department.

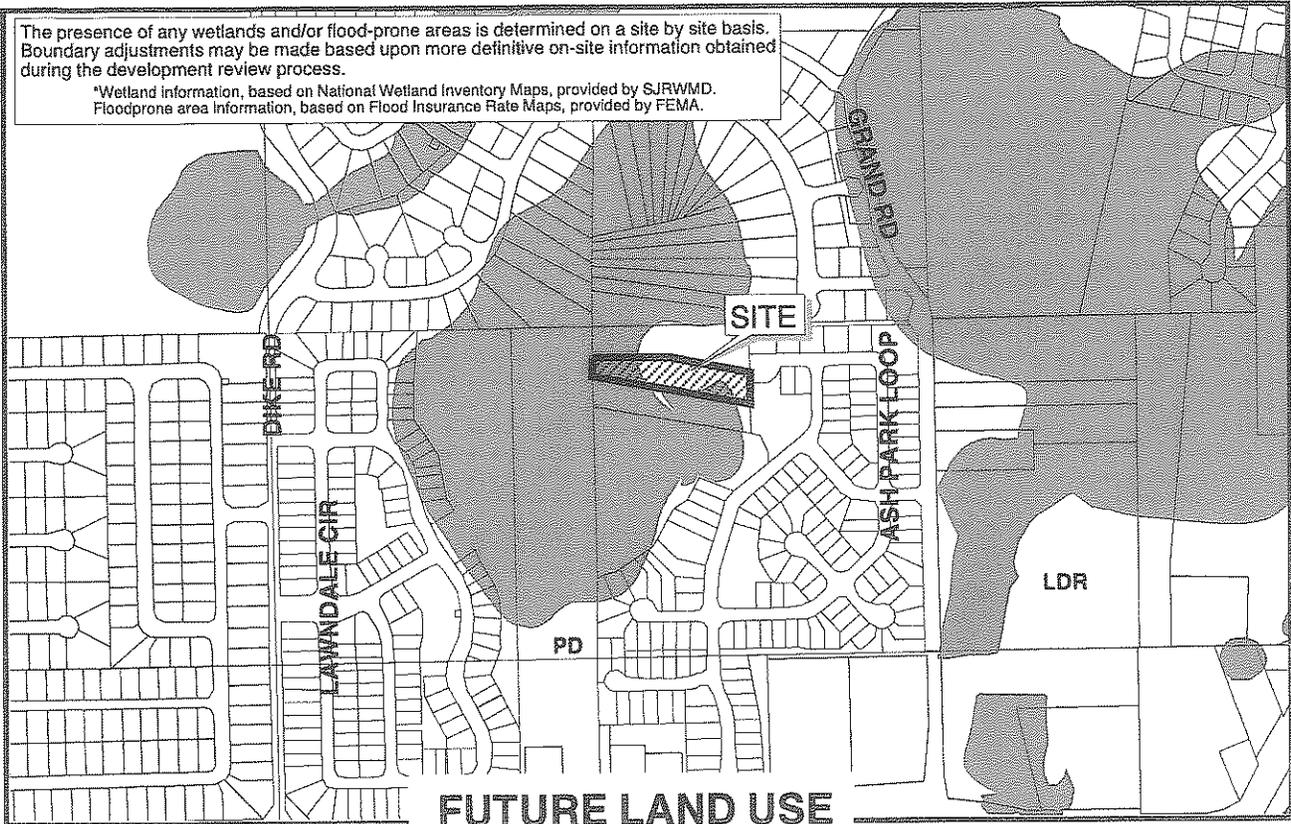
ENACTED this 22th day of July 2003.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

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.

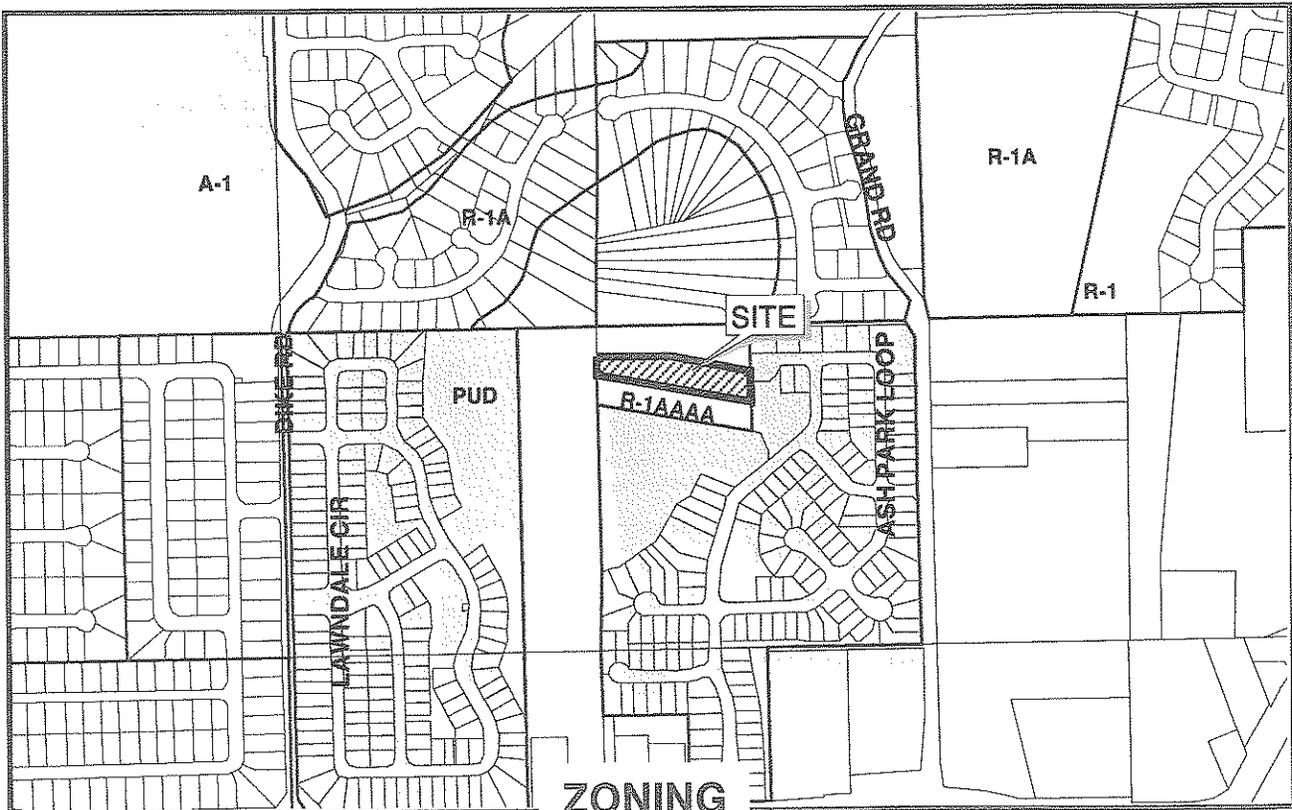


FUTURE LAND USE

Site
 Municipality
 LDR
 PD
 CONS

Applicant: George Parker
 Physical STR: 26-21-30-300-021C-0000
 Gross Acres: 1.66 BCC District: 1
 Existing Use: Vacant Residential
 Special Notes: _____

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-008	A-1	R-1AAAA



ZONING

A-1
 PUD
 R-1
 R-1A
 R-1AAAA



Rezone No. Z2003-008
From: A-1 To: R-1AAAA

-  Subject Property
-  Parcelbase



February 1999 Color Aerials