

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

**SUBJECT:** Silver Stone Subdivision Rezone from A-1 (Agriculture District) to R-1A (Single-Family Dwelling District)

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

**AUTHORIZED BY:** Matthew West **CONTACT:** Tina Deater **EXT.** 7440

<b>Agenda Date</b> <u>2/02/05</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input checked="" type="checkbox"/>	

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of the request for rezoning from A-1 (Agriculture District) to R-1A (Single-Family Dwelling District) on approximately 4.89 acres; located on the north side of E.E. Williamson Road, approximately .15 mile west of Myrtle Lake Hills Road (Alice Mewes, applicant); or
2. Recommend DENIAL of the request for rezoning from A-1 (Agriculture District) to R-1A (Single-Family Dwelling District) on approximately 4.89 acres ; located on the north side of E.E. Williamson Road, approximately .15 mile west of Myrtle Lake Hills Road (Alice Mewes, applicant); or
3. CONTINUE the public hearing until a time and date certain.

District 4 – Commissioner Henley

Tina Deater, Senior Planner

**BACKGROUND:**

The applicant, Alice Mewes, requests rezoning from A-1 (Agriculture District) to R-1A (Single-family Dwelling District) on approximately 4.89 acres, located on the north side of E.E. Williamson Road, approximately .15 mile west of Myrtle Lake Hills Road, in order to build a 9-lot single-family subdivision. The subject property has a future land use designation of Low Density Residential (LDR) and is programmed under the Vision 2020 Plan for a maximum of 4 units per net buildable acre. However, as a request for conventional zoning in the Low

<b>Reviewed by:</b>	<u>KR</u>
<b>Co Atty:</b>	_____
<b>DFS:</b>	_____
<b>OTHER:</b>	_____
<b>DCM:</b>	_____
<b>CM:</b>	_____
<b>File No.</b>	<u>Z2004-067</u>

Density Residential (LDR) future land use district (i.e., not PUD), the application is subject to the lot size compatibility analysis required under Ordinance 98-53. This analysis supports the requested zoning classification of R-1A.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the requested R-1A zoning classification

**INSERTS:**

Ordinance  
Locator Map  
Aerial Map

**Silver Stone Subdivision Rezone  
 A-1 TO R-1A**

REQUEST INFORMATION	
<b>APPLICANT</b>	Alice Mewes
<b>PROPERTY OWNER</b>	Alice Mewes
<b>REQUEST</b>	Rezone property from A-1 (Agriculture District) to R-1A (Single-family Dwelling District)
<b>HEARING DATE (S)</b>	P&Z: 2/02/05      BCC: 3/8/05
<b>PARCEL ID</b>	25-20-29-300-0110-0000
<b>LOCATION</b>	Located on the north side of E.E. Williamson Road, approximately .15 mile west of Myrtle Lake Hills Road
<b>FUTURE LAND USE</b>	Low Density Residential (LDR)
<b>FILE NUMBER</b>	Z2004-067
<b>COMMISSION DISTRICT</b>	District 4 – Commissioner Henley

**OVERVIEW**

**Zoning Request:** The applicant, Alice Mewes, requests rezoning from A-1 (Agriculture District) to R-1A (Single-family Dwelling District) on approximately 4.89 acres, located on the north side of E.E. Williamson Road, approximately .15 mile west of Myrtle Lake Hills Road, in order to build a 9-lot single-family subdivision. The subject property has a future land use designation of Low Density Residential (LDR) and is programmed under the Vision 2020 Plan for a maximum of 4 units per net buildable acre. However, as a request for conventional zoning in the Low Density Residential (LDR) future land use district (i.e., not PUD), the application is subject to the lot size compatibility analysis required under Ordinance 98-53.

The analysis evaluates appropriate zoning for a given parcel on the basis of existing zoning on surrounding properties within 660 feet. The calculations assign differing weights to the various districts according to permitted development intensities within those districts. For example, the R-1A district, with a minimum lot size of 9,000 square feet, has a weight factor of 8, while R-1AAAA, requiring half-acre lots, has a weight factor of 5. Properties zoned for Agriculture (A-1) receive a base weight of 4, but additional points can be assigned where water, sewer, and paved roads are available, for a maximum of 7. Weighting factors, together with the acreage of each zone within the 660-foot radius, determine the “compatible” zoning for the subject property.

The lot size compatibility analysis for the subject property supports the requested zoning classification of R-1A.

**Existing Land Uses:**

	<b>EXISTING ZONING</b>	<b>FUTURE LAND USE</b>	<b>CURRENT USE</b>
<b>SITE</b>	A-1 (Agriculture District)	Low Density Residential	Single-family Residential
<b>NORTH</b>	A-1 (Agriculture District),	Public	Elementary School
<b>SOUTH</b>	R-1AA (Single-family Dwelling District)	Low Density Residential	Single-family Residential
<b>EAST</b>	R-1A (Single-family Dwelling), R-1AA (Single-family Dwelling District)	Low Density Residential	Single-family Residential
<b>WEST</b>	R-1AAA (Single-family Dwelling District)	Public	Elementary School

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

**SITE ANALYSIS**

**Facilities and Services:**

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.

**Transportation / Traffic:**

Access is available to the site from E.E. Williamson Road, which is classified as a Collector, and has an adopted Level of Service of "E" in this area. E.E. Williamson Road is currently operating at a Level of Service of "C" in this area.

**Compliance with Environmental Regulations:**

The proposed subdivision will have to comply with the environmental standards contained in the Seminole County Land Development Code at the time of preliminary subdivision plan approval.

**Compatibility with Surrounding Development:**

Currently, the surrounding area has Low Density Residential and Public future land use designations. The subject property is adjacent on two sides to an elementary school. The proposed R-1A zoning classification is allowed in the Low Density Residential future land use designation, and the weighted method for determining lot size compatibility indicates that it is compatible with the surrounding zoning.

**Intergovernmental Notice**

In 1997, Seminole County entered into an Intergovernmental Planning Coordination Agreement with the School Board and the cities of Altamonte Springs, Casselberry, Lake Mary, Oviedo, Sanford and Winter Springs. The notice required under this agreement was sent on January 19, 2005.

**STAFF RECOMMENDATION**

Staff recommends APPROVAL of the requested R-1A zoning classification based on the following findings:

1. The R-1A zoning district would not be detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area; and
2. The R-1A zoning district is compatible with the concepts of its future land use designation of Low Density Residential; and
3. The uses within the proposed R-1A zoning district would not have an unduly adverse effect on existing traffic patterns, movements and intensity.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 ZONING CLASSIFICATION THE R-1A 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, "Silver Stone Subdivision Rezone A-1 to R-1A."

(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 to R-1A:

LEG SEC 25 TWP 20S RGE 29E E 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4 (LESS S 15 FT FOR RD)

**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.

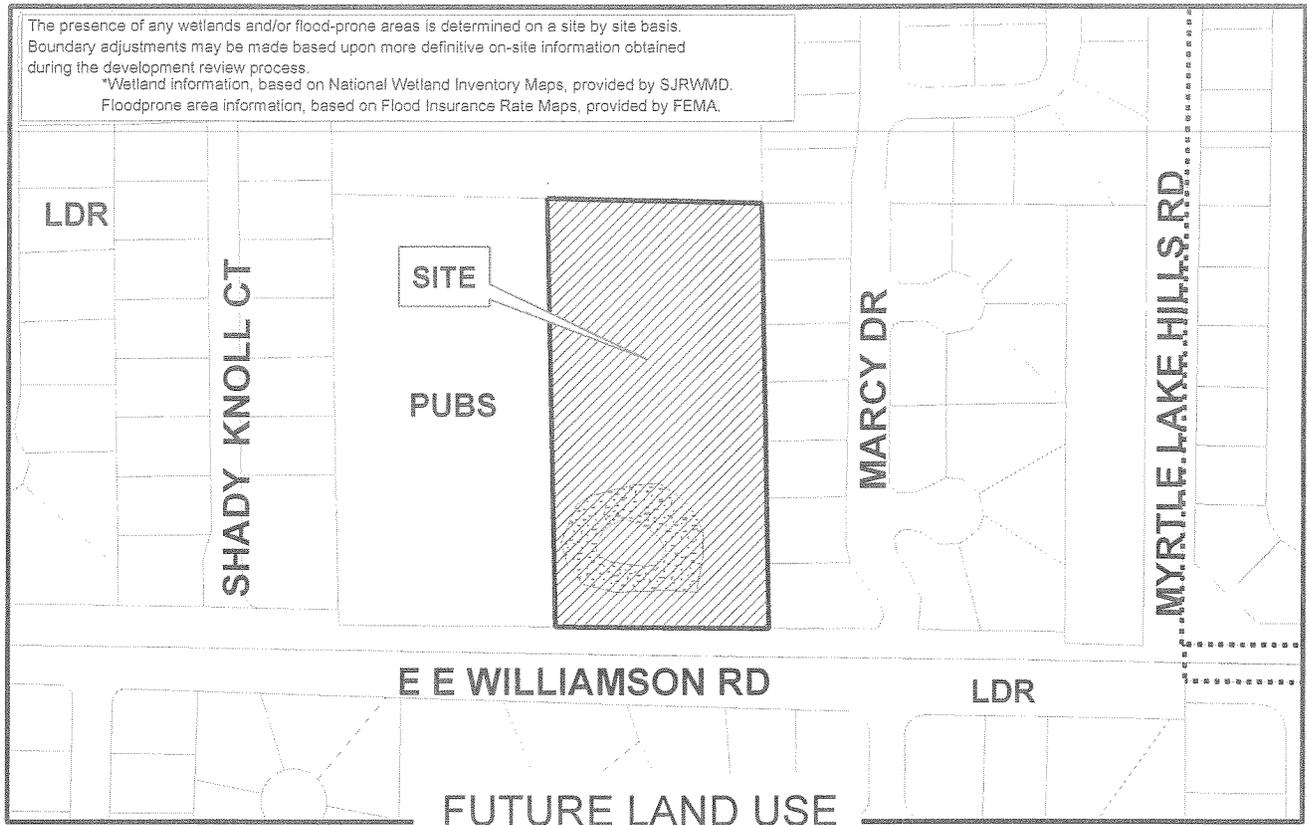
**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing by the Department.

ENACTED this 8th day of March, 2005.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton Henley  
Chairman

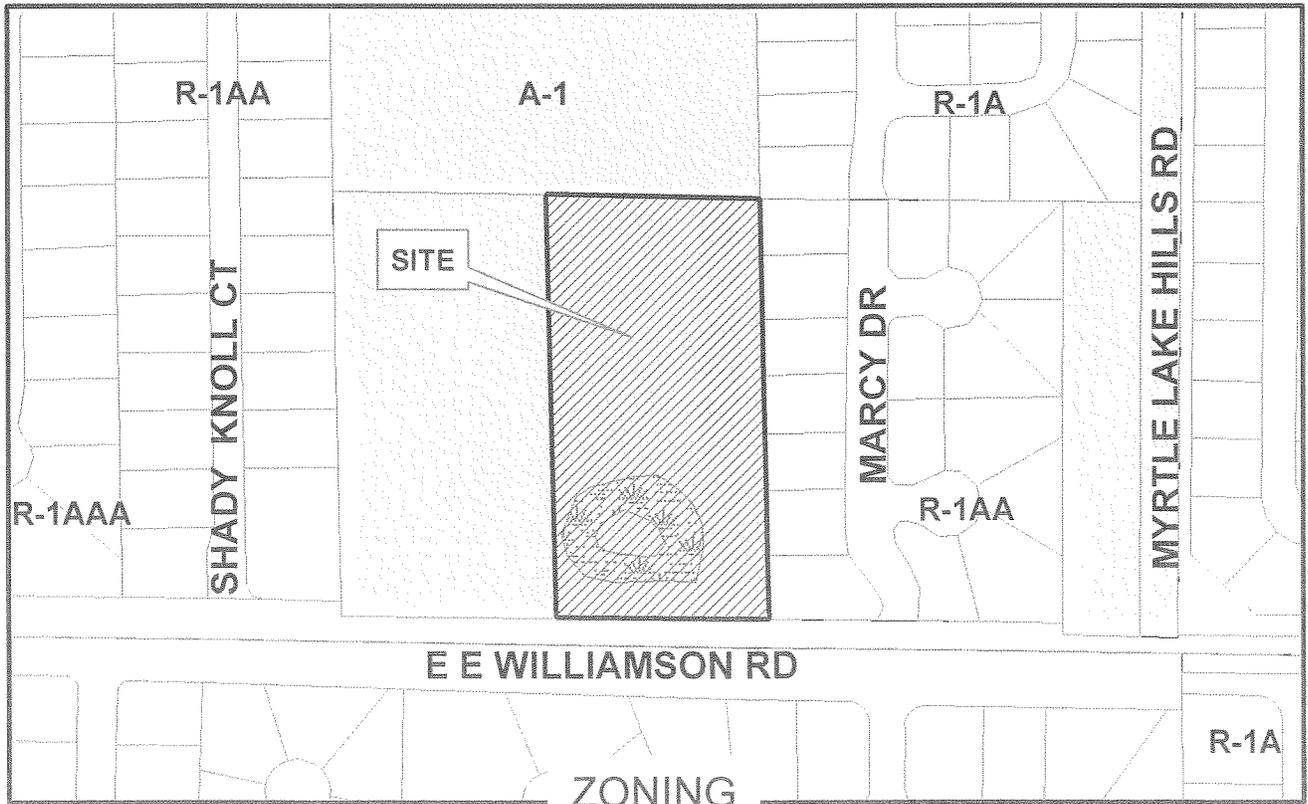
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



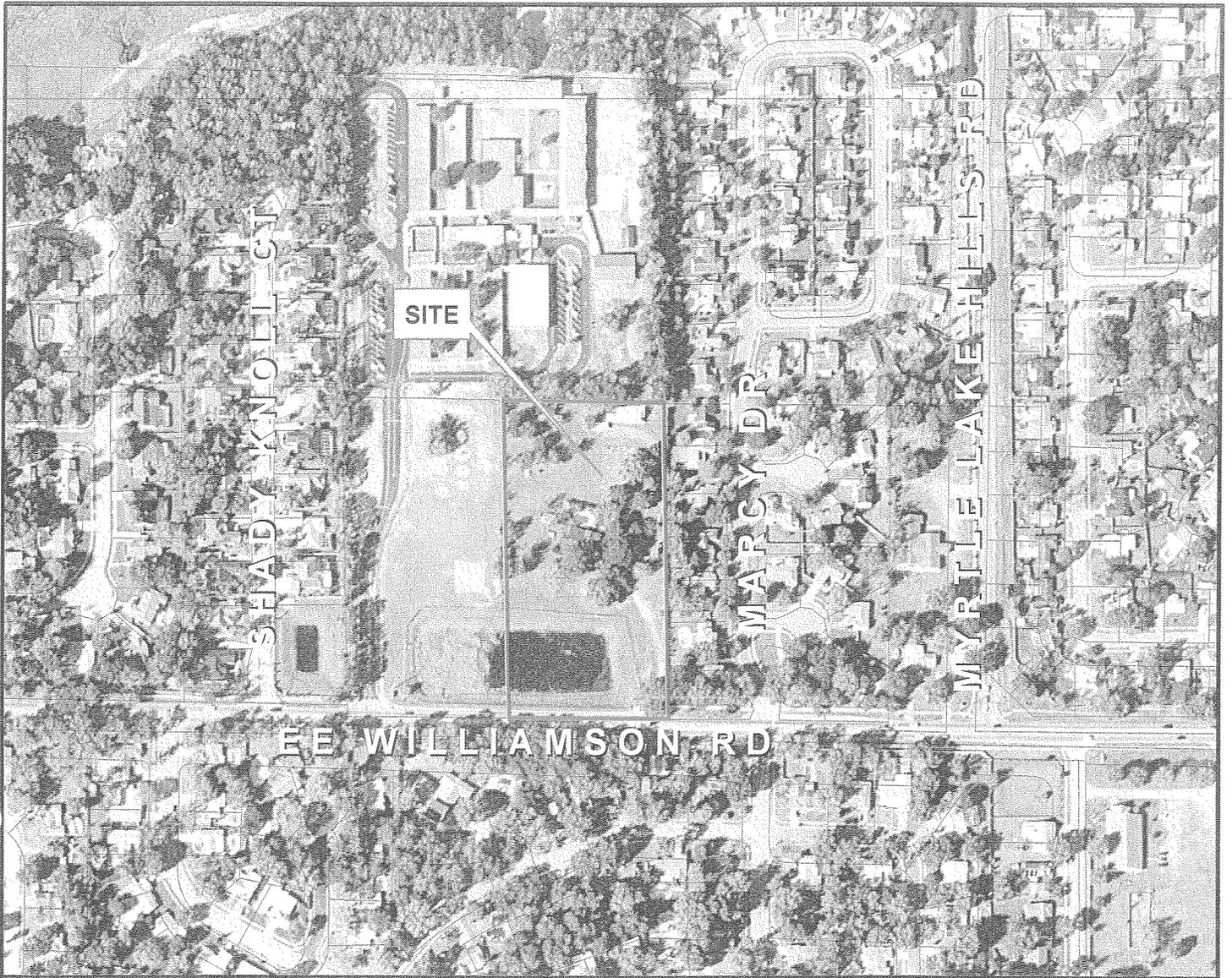
Site   
 ..... Municipality   
 LDR   
 PUBS   
  CONS

Applicant: Alice M. Mewes  
 Physical STR: 25-20-29-300-0110-0000  
 Gross Acres: 4.89 +/-      BCC District: 4  
 Existing Use: Single Family Residential  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	-	-	-
Zoning	Z2004-067	A-1	R-1A



A-1   
  R-1A   
  R-1AA   
  R-1AAA   
  FP-1   
  W-1



Amendment No: FLU#  
 From: FLU To: FLU  
 Rezone No: ZON#  
 From: ZON To: ZON

-  Parcel
-  Subject Property



February 1999 Color Aerials